LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

AMY J. BODEK, AICP
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JOSEPH HORVATH
Administrative Deputy,
Administration

October 27, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. PRJ2025-002162-(1)
VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)
CONDITIONAL USE PERMIT NO. RPPL2025003569
OAK TREE PERMIT NO. RPPL2025003567
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203
APPLICANT: TIM SALES
PROJECT LOCATION: 5034 CLYDEBANK AVENUE, COVINA
EAST SAN GABRIEL VALLEY PLANNING AREA
FIRST SUPERVISORIAL DISTRICT (3-VOTES)

SUBJECT

This item is an appeal of a decision of the Los Angeles County (County) Regional Planning Commission (Commission) to find the Project statutorily exempt from the California Environmental Quality Act (CEQA) and approve Project No. PRJ2025-002162 (1). The Project proposes to create 104 detached residential condominiums on 8.5 acres on a former elementary school site. The Project includes more than 100,000 cubic yards of grading, removal of two non-heritage oak trees, and the set-aside and long-term maintenance of 16 affordable dwelling units at the lower income level with several waivers and incentives to applicable development standards. The Commission approved the Project on September 2, 2026, with four votes for approval, and one vote against.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Deny the appeal;

2. Uphold the Commission's findings that the Project qualifies for a Statutory Exemption pursuant to state and local CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and

3. Affirm and adopt the Commission's findings and conditions for the Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The subject property is approximately 8.5 acres in size, consists of Assessors Parcel Number (APN) 8410-028-900, and is located within the R-1-6,000 (Single-Family Residential – 6,000 Square Feet Minimum Required Lot Area) Zone. The Project includes Vesting Tentative Tract Map No. 84788 to create one new multi-family lot with 104 detached residential condominium units on 8.5 acres. The Project also includes Conditional Use Permit (CUP) No. RPPL2025003569, Oak Tree Permit (OTP) No. RPPL2025003567, and Administrative Housing Permit (AHP) No. RPPL2025002203. The CUP is required for grading of more than 100,000 cubic yards. The OTP is required for the removal of two non-heritage-sized oak trees. The AHP is required for the set aside and long-term maintenance of 16 for-sale affordable dwelling units at the lower income level [80 percent the Area Median Income (AMI)] for a 35 percent density bonus (or 27 units) with waivers and incentives. These waivers and incentives include:

1. Removal of a landscaped strip required along a private driveway and fire lane,
2. Removal of the 50 percent transparency requirement for fences and walls over three and one-half feet high,
3. Reduction of the required 20 feet front and 15 feet rear yard setbacks to 10 feet,
4. Reduction in the minimum distance for building separation,
5. Reduction in the entryway strategies from two to one,
6. Reduction in the articulation and architectural strategies from two to one,
7. Reduction of the ground floor privacy strategies from two to one,
8. Placement of ground-mounted equipment may in other yards instead of just rear yards so long as the equipment is 10 feet from the property line,
9. Increase in the fence and wall height from three and one-half feet to six feet, and
10. Use of pre-manufactured vinyl for fences and walls construction.

The Project meets Housing Accountability Act requirements and protections and complies with LA County subdivision regulations and residential design standards, except where modified by the AHP, and the environmental parameters verified in the site's environmental assessment.

The Project is also statutorily exempt from CEQA pursuant to CEQA Guidelines section 15183. Based on examination of the Project proposal and the supporting information included in the application, the Project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the East San Gabriel Valley Area Plan (Area Plan) Environmental Impact Report (EIR) (SCH Number 2022040512) certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified when applicable, mitigation measures necessary to reduce

Project-specific impacts, including impacts to traffic, noise, air quality, etc. A traffic analysis including a Vehicle Miles Travel (VMT) analysis was conducted for this Project and was below the VMT screening limits required for any additional traffic study.

Implementation Of Strategic Plan Goals

This Project promotes the County's vision for improving the overall value and quality of life in unincorporated areas. The Project will result in a residential development that would be compliant with County Building and Fire codes, and provide a variety of additional housing, including affordable housing, and homeownership opportunities. The Project supports the implementation of the following Goals and Strategies of the 2024-2030 County Strategic Plan:

North Star Priority 1: Make Investments that transform lives, Focus Area Housing & Homelessness

The Project supports the County's goal to "support social mobility, economic and workforce development" with the development of 104 housing units, and specifically 16 affordable for-sale housing that provides more opportunities for home ownership. Sixteen (16) of the 104 units or 15 percent of the Project's dwelling units will be set aside as lower income level (80 percent AMI) affordable units and will be maintained as affordable through the AHP.

North Star Priority 2: Foster Vibrant and Resilient Communities – Focus Area F Community Connections

While the Project is a privately-owned development, a portion of the Project is open to the surrounding neighborhood via a pocket park and connecting walking trails throughout the development.

FISCAL IMPACT/FINANCING

The Project includes the future development and construction for 104 residential units. Associated County fees for the review of this Project were assessed and paid by the Applicant. The Applicant will be responsible for all applicable development, construction, infrastructure, improvement, and inspection costs associated with the Project, including required connections and upgrades to existing infrastructure, when applicable. The County will not be responsible for the Project's development or construction costs. The Project will also generate applicable development-related fees, including library mitigation fees.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commission Hearing Proceedings

The Commission held a duly noticed public hearing on September 2, 2026. The Commission heard presentations from staff and the Applicant's team. The Commission heard testimony from 21 people, four in support of the Project and 17 people in opposition to the Project. The main topics discussed by those in opposition included traffic, access, bike lanes, and density. The Commission inquired to Staff and the Applicant's team about the concerns over density, emergency access, and traffic that was provided in the public comments from the community before the hearing and from those in attendance and via Zoom at the hearing. The main topic issues were concerns over the existing congestion on Lark Ellen Avenue and emergency access within the surrounding streets of the Project site. Staff representatives from County Department of Regional Planning (LA County Planning), County Department of Public Works (DPW), and County Fire Department (Fire) responded to the questions regarding the traffic analysis and access issues. DPW and Fire reiterated that the Project met all requirements and the additional analysis concerning the existing congestion on Lark Ellen requested by the public and the Commission were not part of the Project's review as required by the standards, codes and processes.

After receiving public testimony and considering the Project and supporting materials, the Commission closed the public hearing, found the Project statutorily exempt under CEQA, and approved the Project subject to the findings and conditions of approval.

Appeal of the Commission's Decision

On September 14, 2026, the County received an appeal of the Commission's approval of the Project and it's finding that the Project qualifies for a Statutory Exemption under CEQA.

Karla Cuellar (Appellant) filed the appeal, asserting that the traffic analysis conducted for the Project was insufficient and that it did not accurately reflect the current traffic conditions. The Appellant indicated that the traffic analysis included data from when the school was open and did not account for the congestion from Lark Ellen Avenue, a nearby Secondary Highway as designated on the County Master Plan of Highways, which was modified from a four-lane to a two-lane road. This led to an inaccurate assessment of future traffic impacts of the proposed development.

The Appellant also indicates that the CEQA review did not account for additional pedestrian traffic that the development would create. The Appellant indicates that the surrounding neighborhood does not have existing sidewalks to accommodate the additional pedestrian traffic. The Appellant requests an additional real-time traffic study be conducted during peak hours at the Valleydale Elementary pick up/drop off hours to account for true traffic conditions

on Lark Ellen Avenue to more accurately assess the Project's potential traffic impacts on the neighborhood.

Response to Appellant Claims

Regarding the traffic analysis, traffic was analyzed as part of the environmental review process under CEQA, Public Resources Code Section 15183, which determined that this Project was statutorily exempt. As part of the review process, the Applicant submitted a VMT Screening Memo to DPW, which compared student data from the elementary school with the number of trips expected from the Project. Based on this comparison, the Project is expected to add about 103 new daily car trips. As the County screening limit is 110 new trips to be considered a significant increase in traffic, the Project is below the County screening limit and therefore, DPW agreed with the Screening Memo's conclusion that the Project will not create a significant transportation impact under CEQA. Under current CEQA rules, projects that meet the VMT screening criteria do not need a full traffic study or any other additional traffic review.

Regarding the congestion on Lark Ellen Avenue, the Project fronts Clydebank Avenue, Tudor Street and Aspan Avenue, all 36-foot-wide public streets. Primary access to the Project Site will be via entrance/exits from Clydebank Avenue and two access points from Aspan Avenue. The Project will not be gated and will provide internal circulation through 26-foot-wide private driveways and fire lanes, and 24-foot-wide private driveways and fire lanes in the motor court development. There are no other proposed vehicle access points to the Project Site. The Project also provides a five-foot-wide walkway throughout the Project Site, providing direct pedestrian access to all units and the public streets. Lark Ellen Avenue is located approximately 1,000 feet away from the development via other public streets and does not front the Project. The level of traffic analysis the Appellant requests is considered a Level of Service (LOS) study, which evaluates automobile delay, congestion, and the overall freedom of driver movement.

Under Senate Bill 743 (SB 743), that was enacted in 2013, VMT replaced LOS as the measure for traffic impacts and was codified in CEQA Section 15064.3 (a), which states that a project's effect on automobile delays shall not constitute a significant environmental impact under this division. DPW, under their Traffic Impact Analysis Guidelines, Section 3.1.2-Screening Criteria, provides VMT screening thresholds to identify projects that would be considered to have a less than significant impact on VMT. If a VMT impact of the proposed Project would be considered less than significant, then no further analysis of VMT would be required. Under California law, the County cannot legally require an LOS study once a project has been screened out via the VMT analysis. Therefore, under CEQA, the County cannot legally require a deeper tier of environmental study like an LOS study when a project has already legally satisfied its environmental screening requirements. While members of the public may voice opposition to require an additional environmental traffic study, CEQA Section 15064 (f) (4) states that public controversy alone does not constitute substantial evidence of a significant environmental effect. Because state law declares that public complaints about intersection backups do not count as evidence of a "significant environmental impact" to override the VMT screening analysis.

Therefore, requesting an LOS study would be an unlawful application of CEQA, violating the statutory mandate of SB 743 and exposing the County to legal liability.

Regarding the request for an additional traffic study conducted during peak hours at the nearby elementary school, the Project is for the development of the 104 residential units. The existing unoccupied elementary school has been closed since 2023. The VMT analysis was reviewed by DPW and was cleared to meet requirements; therefore, no further analysis is allowed as described above.

Regarding pedestrian traffic, the Project must meet the state Subdivision Map Act, County Code Title 21 (Subdivision) and Title 22 (Planning and Zoning), and design standards for access to public streets. This Project includes a five-foot-wide pedestrian walkway to all units with connectivity and access to the public streets. Within the Project site all units and the perimeter have accessible pedestrian walkways and there is an existing public sidewalk in the public right-of-way. There is no nexus for the Project to analyze the need for additional pedestrian walkways in the existing neighborhood.

ENVIRONMENTAL DOCUMENTATION

The Project is statutorily exempt from CEQA pursuant to CEQA Guidelines section 15183. The Project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application. The Project is consistent with the Area Plan EIR (SCH Number 2022040512) certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce project-specific impacts, including impacts to traffic, noise, air quality, etc. A traffic analysis including a VMT analysis was conducted for this Project and was below the VMT screening limits required for any additional traffic study.

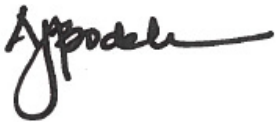
The Project implements applicable policies for Tribal Cultural Resources to reduce impacts in these environmental areas as identified in the section 15183 - General Plan Streamlining Environmental Checklist that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the Project or its site. Section 15183 streamlines reviews of projects that are consistent with the development density established by the Area Plan for which an EIR was certified.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project is not anticipated to have negative impacts on current projects and services, inclusive of any conditions of approval, mitigation measures, and payments of all required development fees.

For further information, please contact Michelle Lynch of the Subdivisions Section at (213) 893-7005 or mlynch@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director of Regional Planning

AJB:DD:SMT:JH:EGA:ML:lm

Attachments:
1. Appellant Letter
2. Commission hearing documents, including Vesting Tentative and Exhibit Maps
3. Environmental Determination
4. Public Comments Received

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

S_CP_10272026_BOARD_LETTER_ PROJECT NO_PRJ2025-002162_(1)

NON-APPLICANT

Date 9/13/2026

Public Hearing/Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT NO.: PRJ2025-002162-(1)

APPLICANT: Karla Cuellar

LOCATION: 5034 Clydebank Avenue, East Irwindale

Zoned District: 1

Related zoning matters: Extended Traffic Study

CUP(s) or VARIANCE No. RPPL2025003569

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

_____ **The Denial of this request: $1,217***

X **The Approval of this request: $1,217***

***Except for Subdivision appeals: $130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing**

Briefly, explain the reason for the appeal (attach additional information if necessary):

Our community is requesting an extended, real time traffic study. We believe the initial traffic study did not acurately reflect the current traffic conditions, which led to an inaccurate assessment of future traffic impacts of the proposed 104-home development. We believe a present-day, real-time traffic study would have shown a traffic change over the 110 new ride threshold. The study compared recent traffic study from when the school was open and did not account for the congestion from Lark Ellen being changed from a 4 lane road to a 2 lane road. Because the school has been closed for a few years now, we believe the results of the study underrepresented what the true traffic impacts would be.

Further, while we understand the CEQA requirements for approval, the traffic study did not account for additional pedestrian traffic the complex would create. Since there are only sidewalks around the complex and none of the surrounding streets have sidewalks, residents in this neighborhood are concerned that the additional pedestrian traffic throughout our neighborhood would force residents to walk in the streets, posing a serious traffic safety threat. We respectfully request that a comprehensive, real-time traffic study be conducted during peak-hours and during Valleydale Elementary pick-up/drop-off hours to account for true traffic conditions on Lark Ellen. We believe this will more accurately asses the project's potential impact on our neighborhood.

x _____

(Signed) Appellant

Karla Cuellar

Print Name

16618 East Tudor St.

Street Address

Covina, 91722

City/Zip

562)805-1146

Day Time Telephone Number

ckarla_93@live.com

E-mail Address

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2025-002162

HEARING DATE
September 2, 2026

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. 84788 (RPPL2025002201)
Conditional Use Permit ("CUP") No. RPPL2025003569
Oak Tree Permit ("OTP") No. RPPL2025003567
Administrative Housing Permit ("AHP") No. RPPL2025002203

PROJECT SUMMARY

OWNER / APPLICANT
Azusa Unified School District, Arturo Ortega, Superintendent / Tim Sales

MAP/EXHIBIT DATE
April 1, 2026

PROJECT OVERVIEW
Subdivision: To create one multi-family residential lot with 104 detached residential condominium units, including 16 affordable units, on 8.5 acres. Each unit is proposed to be a maximum of 26 feet and two stories high with an attached two-car garage. A total of 33 additional uncovered guest parking spaces are provided throughout the project site. The existing elementary school and buildings on the property will be demolished.
CUP: To allow on-site grading of more than 100,000 cubic yards. A total of 167,894 cubic yards ("cy") of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import, is proposed.
OTP: To allow the removal of two non-heritage oak trees.
AHP: For a density bonus of 35 percent to allow 27 units more than the maximum allowed baseline density of 77 dwelling units and for the long-term maintenance of 16 affordable dwelling units at a lower income level. The AHP includes waivers and incentives for development standards related to landscaping, setbacks, accessory equipment, building separation, entryways, residential design strategies, wall and fence heights, and fence materials.

LOCATION	ACCESS	VERY HIGH FIRE HAZARD
5034 Clydebank Avenue, Covina	Clydebank Avenue, Tudor Street, and Aspan Avenue	No

ASSESSORS PARCEL NUMBER	SITE AREA
8410-028-900	8.5 gross/net acres

GENERAL PLAN / LOCAL PLAN	PLANNING AREA	SUP DISTRICT
East San Gabriel Valley ("ESGV") Area Plan	ESGV	1st

LAND USE DESIGNATION	ZONE	ZONED DISTRICT
P (Public and Semi-Public Space)	R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area)	Irwindale

PROPOSED UNITS/LOTS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICT
104 Units	77 Dwelling Units	ESGV Planning Area Standards District ("PASD")

ENVIRONMENTAL DETERMINATION (CEQA)
Statutorily Exempt pursuant to CEQA Section 15183

KEY ISSUES
- Consistency with the General and Area Plan, and the Subdivision Map Act
- P land use designation: If public or semi-public facilities are terminated, alternative uses compatible with the surrounding development and in keeping with community character are permitted.
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
  - Chapter 21.38 (Vesting Tentative Maps)
  - Chapter 22.120 (Density Bonus)
  - Section 22.140.240 (Grading Projects)
  - Section 22.140.520 (Residential Design Standards)
  - Section 22.158.050 (CUP Findings and Decision Requirements)
  - Section 22.166.040 (AHP)
  - Chapter 22.174 (OTP)
  - Chapter 22.366 (ESGV PASD)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Michelle Lynch	(213) 893 - 7005	mlynch@planning.lacounty.gov

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing

Hearing Date and Time: Wednesday, September 2, 2026, at 9:00 a.m.
Hearing Location: Hall of Records, 320 W. Temple Street, Room 150, Los Angeles, CA 90012. Virtual (Online) at bit.ly/ZOOM-RPC. By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429).
Project No.: PRJ2025-002162
Project Location: 5034 Clydebank Avenue, Covina within the East San Gabriel Valley Planning Area
CEQA Categorical Exemption: PRC 15183 Statutory Exemption
Project Description: Vesting Tentative Tract Map to create one multifamily lot with 104 detached condominium units on 8.5-acre parcel. There is an existing elementary school and associated structures to be demolished. The project includes a Conditional Use Permit to allow grading for more than 100,000 cubic yards, an Oak Tree Permit for the removal of two non-heritage oak trees, and an Administrative Housing Permit to allow an additional 27 units through the Density Bonus Ordinance with several waivers in the R-1-6, 000 Zone.
More information: Michelle Lynch, Principal Planner 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6411. mlynch@planning.lacounty.gov. planning.lacounty.gov.
Case Material: https://bit.ly/PRJ2025-002162

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice.

Para leer este aviso en español visite https://bit.ly/PRJ2025-002162

若要閱讀中文通知，請訪 https://bit.ly/PRJ2025-002162

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	August 19, 2026
HEARING DATE:	September 2, 2026 AGENDA ITEM:11
PROJECT NUMBER:	PRJ2025-002162
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 84788(RPPL2025002201) Conditional Use Permit No. RPPL2025003569 Oak Tree Permit No. RPPL2025003567 Administrative Housing Permit No. RPPL2025002203
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	5034 Clydebank Avenue, Covina
OWNER:	Azusa Unified School District, Arturo Ortega, Superintendent
APPLICANT:	Tim Sales
PUBLIC MEETINGS HELD:	1 of 5
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The project is subject to the IHO.
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2025-002162, Vesting Tentative Tract Map No. 84788 (RPPL2025002201) ("VTTR84788"), Conditional Use Permit No. RPPL2025003569, Oak Tree Permit No. RPPL2025003567, and Administrative Housing Permit No. RPPL2025002203, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THE PROJECT TO BE STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I, MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NUMBER 84788 (RPPL2025002201), CONDITIONAL USE PERMIT NO. RPPL2025003569, OAK TREE PERMIT NO. RPPL2025003567 AND ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

- Vesting Tentative Tract Map 84788 ("VTTR84788") to create one multi-family lot with 104 detached condominiums on 8.5 acres pursuant to County Code Chapter 21.38 (Vesting Tentative Maps) in the R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area) Zone.
- Conditional Use Permit ("CUP") to allow on-site project grading of more than 100,000 cubic yards ("cy"), which includes a total of 167,894 cy of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import pursuant to Sections 22.140.240 (Grading Projects) and 22.158.050 (CUP Findings and Decision Requirements).
- Oak Tree Permit ("OTP") to allow the removal of two non-heritage oak trees per Chapter 22.174 (OTPs).
- Administrative Housing Permit ("AHP") to authorize a 35 percent density bonus to allow 27 units more than the maximum allowed baseline density of 77 dwelling units and for the long-term maintenance of 16 affordable set-aside dwelling units that will be sold at the lower income level of 80 percent Area Median Income ("AMI"). This includes a waiver of development standards and incentives for required landscaping, unit access adjacent to a Fire Lane, reduced setbacks, modified locations of accessory structures and equipment, reduced building separation, increased wall and fence heights, reduction in residential design strategies, reductions in ground floor treatments for primary entryways, removal of walls and fences transparency requirements, and the modification of fence materials, pursuant to the provision and maintenance of affordable housing under County Code Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus).

B. Project

The proposed project includes 104 detached residences, proposed to be two story and 26 feet high, on an 8.5-acre parcel which is a former elementary school site ("Project"). The elementary school has been vacant for several years. The existing elementary school and associated structures are proposed to be demolished. The proposed residences feature six different plans that range from 1,640 square feet to 2,192 square feet, with three- or four-bedroom units each with private balconies and yard areas. Each unit will have a two-car garage for a total of 208 covered parking spaces, and there will be an additional 33 uncovered guest parking spaces for a total of 241 standard parking spaces on site. There

are internal private drives and fire lanes that will be 24 to 26 feet wide as well as 29,430 square feet of common areas that include a park, two large landscape areas, and six paseos on the 8.5-acre multi-family lot. The 26-foot-wide main internal private driveways and fire lanes provide direct access from three entry points - two on Aspan Avenue and one from Clydebank Avenue ("Project Site"). Other Project features include an internal five-foot-wide walkway and 104 long-term bicycle parking spaces (one in each unit). The Project includes a CUP for 167,894 cy of grading, which includes 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. The Project also requests the removal of two non-heritage oak trees. The oak tree removal will require a replacement mitigation of a 2: 1 ratio, and four new oak trees will be planted.

The applicant will set aside 16 units to be maintained within the lower income level (80 percent AMI), which is 20 percent of the baseline dwelling units, to allow a density bonus for an additional 27 units for a total of 104 units. The applicant also requests waivers and incentives for the following development standards. There are eight applicable waivers and two incentives requested through the Density Bonus Ordinance ("DBO"), Inclusionary Housing Ordinance, and associated AHP:

1. Landscape Strip. Per County Code Section 21.24.380 (Condominiums and Community Apartment Projects), the Project requires a four-foot landscape strip along any common walkway adjacent to a fire lane. This landscaped strip shall be located between the common walkway and the curb to separate. The request to not have the landscaped strip.
2. Yard Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, five feet for side yards, and 15 feet for rear yards. For irregular shaped lots, the Director of LA County Planning ("Director") designates which yards are considered the front, side, and rear yards. For this Project, the front yard along Aspan Avenue (as it intersects with Clydebank Avenue for the first 268 feet) and the rear yard along Tudor Street, are requested to be reduced to 10 feet.
3. Ground Mounted Equipment. Per County Code Section 22.140.520 (Residential Design Standards) ("RDSO"), ground-mounted equipment (e.g., air conditioners, heaters, filters, and fans) may be used in required rear yards, must be a minimum of at least two and one-half feet from any lot line, and not exceed a height of six feet. However, ground-mounted equipment may not be located within the building separation area. The Project's ground-mounted equipment is proposed to be located within the front, side and rear yards as well as within the building separation area. Therefore, the request may be granted for all ground-mounted equipment located at least a minimum of 10 feet from any property line and may be allowed within the required building separation as long as they comply with County Fire

Department ("Fire") access and clearance requirements. All equipment must be screened from the public right-of-way.

4. Building Separation. Per County Code Section 22.110.050 (Distances Between Buildings, the required building separation between main buildings is 10 feet, and between an accessory building and main building are six feet. The applicant requests a minimum of four feet between garages, and eight feet between habitable spaces or between habitable space and garage.
5. Entryways. As a requirement of the RDSO, all street-facing primary entryways are required at least one primary pedestrian entrance to a public street and front yard, not to be oriented to a vehicle parking area, and be lit with a minimum of one light fixture. The request is for those primary entryways that face the motor court to be allowed to provide the primary pedestrian entrance from the motor court, so long as the pedestrian pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated.
6. Articulation and Architectural Detailing Strategies. As a requirement of the RDSO, multi-unit (private entry) residences, a development comprised of multiple buildings facing internal private roadways and paseos/courtyards shall incorporate at least two of the accent types in County Code Table 22.140.520.G (Articulation and Architectural Detailing Strategies- Multi-Unit-Private Entry). The request is to reduce from two strategies to one strategy.
7. Fences and Walls. Per County Code Section 22.110.070 (Fences and Walls), front yard fences and walls may not exceed three and one-half feet in height and may not exceed six feet within the side and rear yard setback areas. The interior buildings within the lot do not front a public street; therefore, they may have fences and walls as high as six feet, so long as the fences and walls along the street frontages do not conflict with the required 10-foot line-of-sight for oncoming traffic per County Department of Public Works ("DPW") requirements. The request is for six-foot high privacy walls for each residence. Therefore, any proposed six-foot-high wall that is within the areas designated as the front property line, and all proposed six-foot-high walls within the rear and side property lines and do not conflict with this vehicle line of sight requirement shall be granted.
8. Fences and Walls. Under the RDSO, any fence in the front yard setback over three and one-half feet in height shall be a minimum 50 percent transparent along the frontage. The request is remove the 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space.
9. Fences and Walls (Incentive). Under the RDSO, fences are required to be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The request is for fencing materials to be of pre-manufactured vinyl posts and panels. Pre-manufactured vinyl or polyvinyl chloride (PVC) is typically

accepted as a fence and wall material but was not specifically listed in the ordinance.

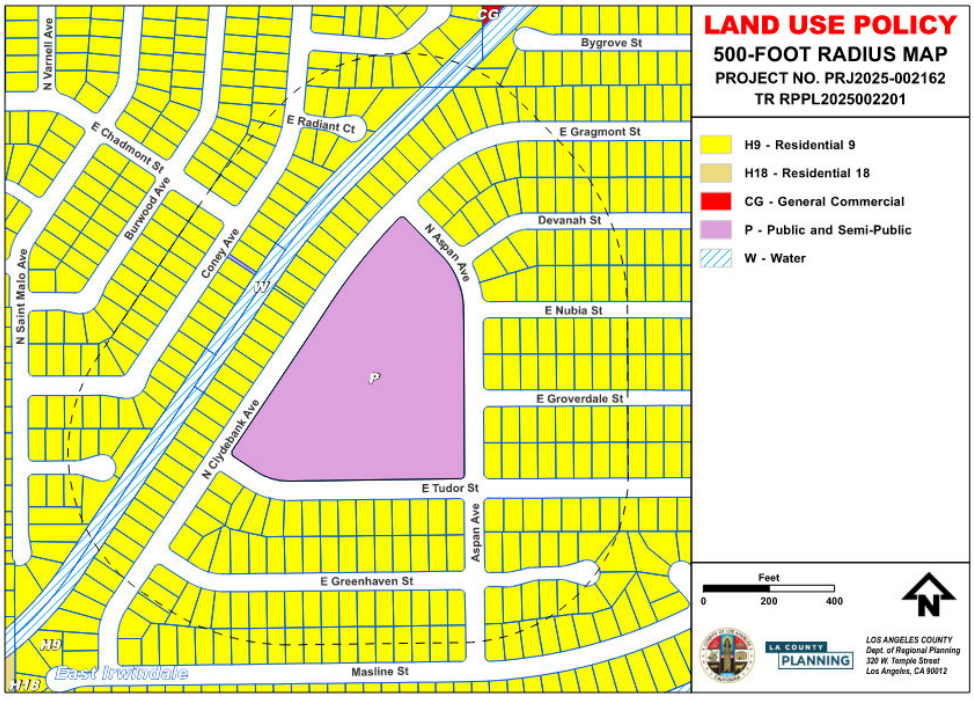
10. Ground Floor Privacy. (Incentive) Under the RDSO, Multi-unit (private entry) developments must provide internal open space, such as a courtyard or paseo, to mitigate privacy concerns for residents by implementing at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). The request is to reduce the strategies to one.

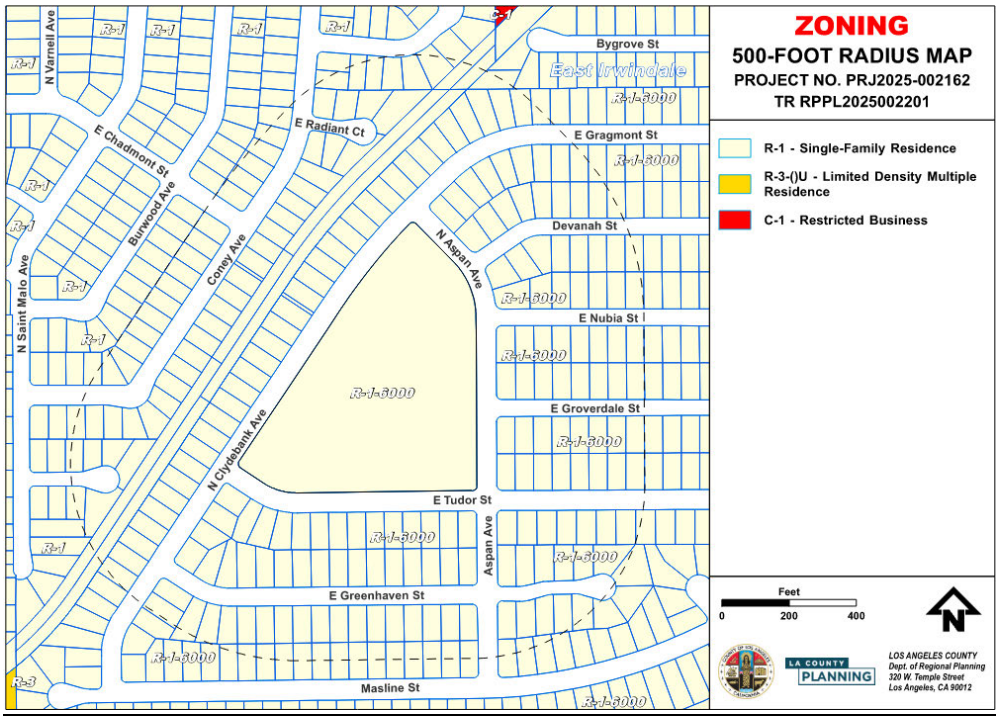
All requests for development waivers and incentives must meet requirements of County Code Chapter 22.166 (Housing Permits) and as long as the waiver or incentive does not physically preclude the construction of the project at the densities or with the incentives permitted; does not hurt public health and safety, or the physical environment, or any real property; or the waiver or reduction is contrary to State and federal law, the request shall be approved. The requested waivers and incentives are in compliance with these factors.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	EAST SAN GABRIEL VALLEY LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	P (Public and Semi-Public Space)	R-1-6,000	Vacant Elementary School
NORTH	H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre)	R-1-6,000	Single-Family Residences ("SFRs")
EAST	H9	R-1-6,000	SFRs
SOUTH	H9	R-1-6,000	SFRs
WEST	H9, W (Water), P	R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area), R-1-6,000	SFRs


LAND USE POLICY
500-FOOT RADIUS MAP
PROJECT NO. PRJ2025-002162
TR RPPL2025002201
H9 - Residential 9
H18 - Residential 18
CG - General Commercial
P - Public and Semi-Public
W - Water
Bygrove St
E Radiant Ct
E Gragmont St
Devanah St
E Nubia St
E Groverdale St
E Tudor St
E Greenhaven St
Masline St
N Varnell Ave
E Chadmont St
Burwood Ave
Coney Ave
N Saint Malo Ave
N Clydebank Ave
N Aspan Ave
Aspan Ave
East Irwindale
P
Feet
0
200
400
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012


ZONING
500-FOOT RADIUS MAP
PROJECT NO. PRJ2025-002162
TR RPPL2025002201
R-1 - Single-Family Residence
R-3-()U - Limited Density Multiple Residence
C-1 - Restricted Business
R-1
R-1-6000
R-3
Bygrove St
E Radiant Ct
E Gragmont St
Devanah St
E Nubia St
E Groverdale St
E Tudor St
E Greenhaven St
Masline St
N Varnell Ave
E Chadmont St
Burwood Ave
Coney Ave
N Saint Malo Ave
N Clydebank Ave
N Aspan Ave
Aspan Ave
East Irwindale
Feet
0
200
400
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494_1	Zones Established	September 12, 1927
3314	A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)	March 21, 1939
6140	A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area)	January 13, 1953
6258	A-1-6,000	September 4, 1953
20240030z	R-1-6,000	May 21, 2023

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
N/A	N/A	N/A

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project is on a flat, irregular-shaped lot, within an urban area, and within the P land use category of the East San Gabriel Valley Area Plan ("Area Plan"), a component of the General Plan. For properties with the P land use designation, if public or semi-public facilities are terminated, alternative uses compatible with the surrounding development and in keeping with community character are permitted. Therefore, since the surrounding areas are H9, the proposed land use of H9 is permitted without a plan amendment for the Project. The H9 land use designation is intended for SFRs. The Project consists of 104 detached condominiums, including 16 affordable units, on 8.5 acres. Detached condominiums are considered most similar to SFRs as detached structures on a lot. The surrounding properties are all SFRs. The Project promotes the Area Plan's goals of increasing affordable and infill housing. The surrounding land use designation is H9 and is intended for SFRs at a maximum density of nine dwelling units per acre. The Project's

baseline density of 77 units plus a 27-unit density bonus is consistent with the surrounding land use designation and consistent with the Area Plan and DBO.

B. Neighborhood Impact (Need/Convenience Assessment)

The proposed development consists of 104 residential units. The proposed lot is compatible in use, design, and density as these are detached residences within an existing residential neighborhood. The proposed lot fronts Clydebank Avenue, Tudor Street, and Aspan Avenue, all 36-foot-wide Secondary Highways designated on the County Master Plan of Highways, and would be served by existing infrastructure, including roads and utilities for public water and sewer. The Project will provide on-site vehicle parking for each residential unit through an attached two-car garage as well as 33 uncovered vehicle parking spaces. The Project will not be gated and will provide internal circulation through a 26-foot-wide private driveway and fire lane as well as interior 24-foot-wide private driveway and fire lanes within the motor court development areas. A 26-foot vehicle backup area will be maintained for all required covered and uncovered parking spaces. The Project includes residential units at market rate and at the lower income level that support State and County efforts to provide infill and affordable housing. The residences are proposed as three-bedroom and four-bedroom units. The Project will provide a net increase of 104 units, providing additional needed housing in an existing urbanized community.

C. Design Compatibility

A modern design is proposed for residential buildings, containing design features such as ample windows, private yard areas, and individual balconies. The proposed front units along the public street frontages will have their front door accessed via the public street. Interior units will have front entryways accessible via the internal street-facing façades, or front doors that face the pedestrian walkway or paseo. This design enhances the built environment and pedestrian experience as all walkways connect from the interior units to the public right-of-way. The garages face the shared private driveway and fire lanes; therefore, garage doors from the interior units are not visible from the public right-of-way. A five-foot-wide pedestrian walkway provides all units with connectivity and access to the public streets. The two-story-high residential buildings have a maximum height of 26 feet, which does not exceed the 35-foot maximum height for the zone; while the majority of the surrounding developments are single-story SFRs, with a few dwellings that have two stories. Since the proposed units are 26 feet high, they do not exceed the maximum height requirement for the zone. The Project is consistent in form and density with nearby existing residential units. The Project will not be gated and includes multiple pedestrian walkways from the public street into the Project. The pedestrian walkways into the Project will be landscaped, and trees will be planted within the designated front, side and rear perimeter in a similar design to the surrounding neighborhood's existing vegetation. The Project proposes 245 trees that include 50 small accent trees, 60 medium trees, 4

mitigation oak trees, 83 interior lot trees, and 48 perimeter street trees. The Project is subject to the East San Gabriel Valley ("ESGV") Planning Area Standards District ("PASD") and the RSDO. The PASD does not have any design standards that would be applicable to this Project. Under the RSDO, there are several requirements as it relates to development standards and design, and while most of the requirements are in compliance, such as building orientation, site access, and ground floor treatments, some of the development and design standards have been requested to be modified through the AHP as indicated in the listed waivers, previously.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the Area Plan, a component of the General Plan. The Project is within the P land use category of the Area Plan. For properties with the land use designation of P, if the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted. Therefore, the Area Plan allows the utilization of the H9 designation without a plan amendment. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

HOUSING ACCOUNTABILITY ("HAA") AND HOUSING CRISIS ("SB330") ACTS

The HAA applies to this Project. The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government's ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development's, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., 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).

2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of $10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020 and under SB 8 (effective January 1, 2022). See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings does not exceed the five-meeting limit. As of January 1, 2020, one meeting occurred on the following dates:

- Regional Planning Commission Hearing held on September 2, 2026.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by California Government Code Section 66452 (Vesting Tentative Maps), and Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements), 22.174.060 (Findings) of the County Code. The Burden of Proof with the applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff believes that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies as a Statutory Exemption pursuant to CEQA State CEQA Guidelines section 15183. The Project is consistent with the Area Plan Environmental Impact Report ("EIR") (SCH Number 2022040512) that was certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific

impacts, including for traffic, noise, air quality, etc. A traffic analysis including a Vehicle Miles Travel ("VMT") analysis was conducted for this project and was below the VMT screening limits required for any additional traffic study.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. The required studies and reports for analysis are included in the appendices. Applying uniformly applicable policies and standards streamlines reviews of projects that are consistent with the development density established by the Area Plan for which an EIR was certified. The Project also includes one additional condition of approval for a tribal monitor during grading activities to provide more robust protection in the event that any tribal cultural resources are inadvertently encountered. An environmental determination (Exhibit D – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The LA County Subdivision Committee consists of representatives from LA County Planning, DPW, Fire, and County Departments of Parks and Recreation, and Public Health. Based on the vesting tentative tract map and exhibit map dated April 1, 2026, the Subdivision Committee cleared the Project for public hearing.

Fire Forester and Fire Warden issued their recommendations for conditions of approval in a letter dated October 2, 2025.

B. Other Agency Comments and Recommendations

Los Angeles County Development Authority (“LACDA”) issued its recommendations for conditions of approval in a letter dated June 10, 2026.

C. Public Comments

Staff has received 13 inquiries about the Project, including 12 emails in opposition to the Project (Exhibit J-Public Comments).

Report Reviewed By: Erica J. Aguirre For Joshua Huntington

Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By:

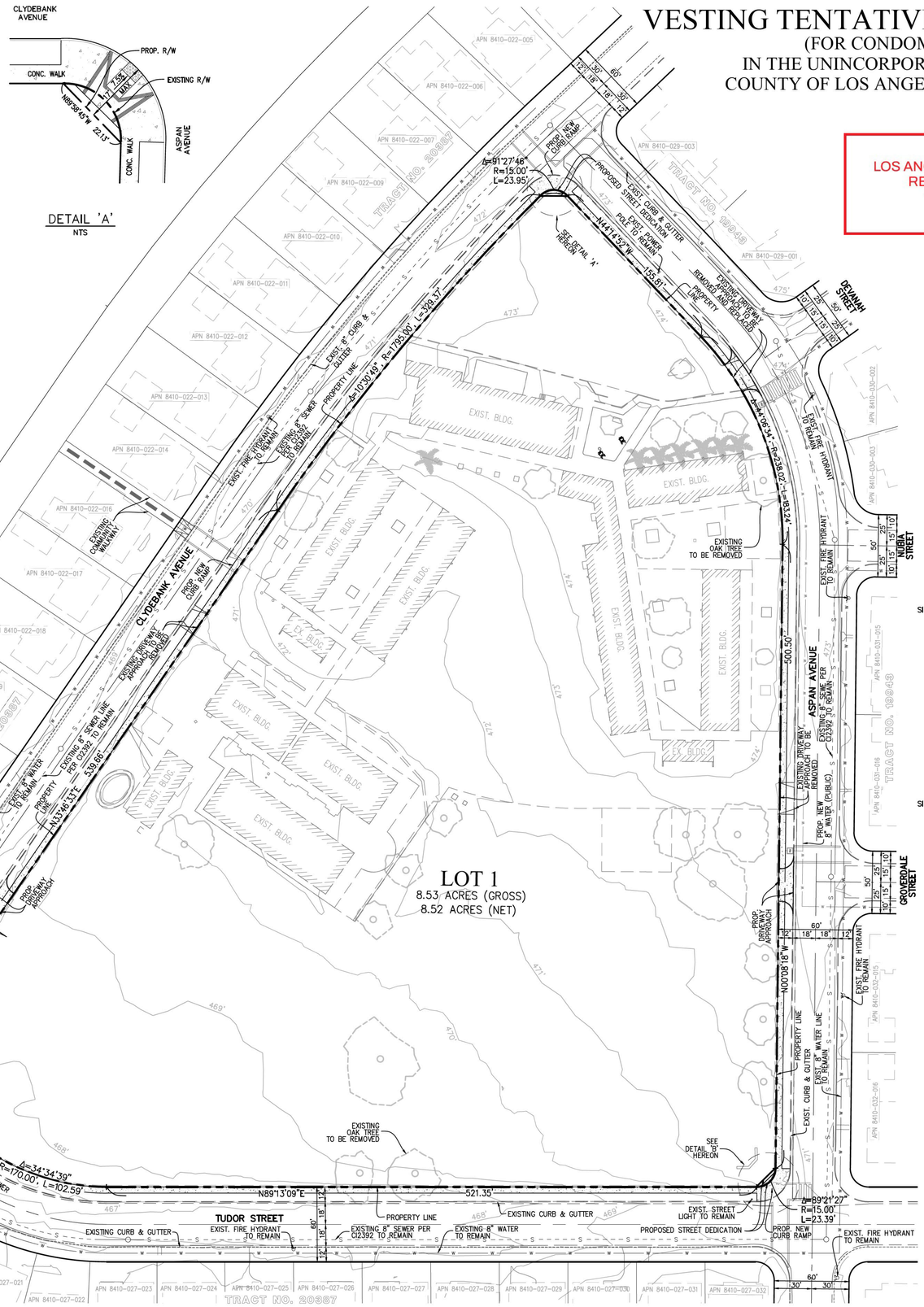
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Vesting Tentative Tract Map No. 84788 and Exhibit Map/Exhibit "A" dated April 1, 2026
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photographs
EXHIBIT I	Conceptual Architectural Plans
EXHIBIT J	Public Comments

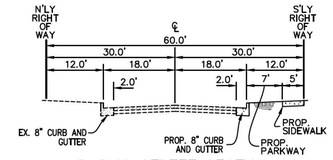
VESTING TENTATIVE TRACT MAP NO. 84788

(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

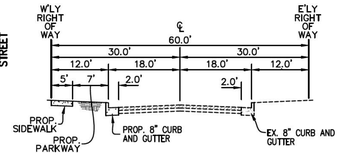
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
TENTATIVE MAP TR 84788
4.1.26



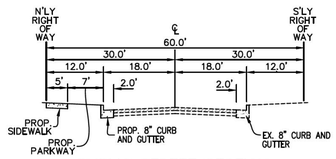
PUBLIC STREET SECTION
CLYDEBANK AVENUE – 60' ROW
NTS

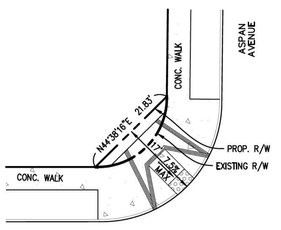


PUBLIC STREET SECTION
ASPAN AVENUE – 60' ROW
NTS



PUBLIC STREET SECTION
TUDOR STREET – 60' ROW
NTS





DETAIL 'B'
NTS

SCALE: 1" =40'
0 40 80 120

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 4, 8, 9 AND 10 OF THE BARCLAY AND HUNT'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 18 PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES AND PORTIONS OF WALNUT AVENUE, VACATED, AND HUNT AVENUE, VACATED, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 88 OF TRACT 19889, AS SHOWN ON MAP RECORDED IN BOOK 508, PAGE 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, WITH THE CENTER LINE OF DEVANAH STREET, AS SAID CENTER LINE IS DESIGNATED ON THE MAP OF SAID TRACT 19889; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTER LINE, SOUTH 55°35'27" WEST 184.10 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 238.02 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 55°35'27" EAST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG SAID CURVE 142.32 FEET; THENCE TANGENT TO SAID CURVE SOUTH 00°09'05" EAST 500.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST TANGENT TO SAID LAST MENTIONED COURSE, AND HAVING A RADIUS OF 15 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 23.40 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 89°14'00" WEST 521.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 170 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE 102.49 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 56°13'27" WEST 83.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 15 FEET; THENCE NORTHERLY ALONG SAID LAST MENTIONED CURVE 23.56 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 33°46'33" EAST 539.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1795 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE 329.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 15 FEET, A RADIAL OF SAID COMPOUND CURVE TO THE BEGINNING THEREOF BEARS NORTH 45°42'37" WEST, THENCE EASTERLY ALONG SAID COMPOUND CURVE 23.94 FEET; THENCE TANGENT TO SAID COMPOUND CURVE SOUTH 44°15'42" EAST 155.80 FEET TO THE NORTHWESTERLY CONTINUATION OF THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 238.02 FEET; THENCE SOUTHEASTERLY ALONG SAID CERTAIN CURVE 40.95 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE OIL, GAS, PETROLEUM, AND HYDROCARBON SUBSTANCES IN AND UNDER OR RECOVERABLE FROM THE PROPERTY HEREBY CONVEYED, BELOW A DEPTH OF 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY, TO EXPLORE FOR, DEVELOP, AND REMOVE THE SAME, BY MEANS OF WELLS AND EQUIPMENT HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID PROPERTIES AND ENTERING SAID PROPERTY BELOW 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, TOGETHER WITH RIGHTS OF WAY, EASEMENTS AND SERVITUDES IN AND THROUGH THE SUB-SURFACE OF SAID SAID LAND FOR BORING WELL HOLES IN AND THROUGH THE SUB-SURFACE OF SAID LAND, AS GRANTED TO SEE-BAR DEVELOPMENT CO., A PARTNERSHIP, BY DEED RECORDED AUGUST 24, 1954, IN BOOK 45400 PAGE 106, OFFICIAL RECORDS.

APN: 8410-028-900

GENERAL NOTES:

1. ALL EXISTING BUILDINGS/STRUCTURES SHALL BE REMOVED.
2. TYPICAL BUILDING SETBACK FROM PUBLIC RIGHT OF WAY IS 10 FEET.
3. ALL SANITARY SEWER MAINLINES SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE EASEMENT WHEN LOCATED WITHIN PRIVATE DRIVE. EACH RESIDENTIAL UNIT WILL BE SERVED BY A SEPARATE 4" SEWER LATERAL THAT IS CONNECTED TO THE SEWER MAIN WITHIN PRIVATE DRIVE AND FIRE LANES.
4. THERE ARE NO PROPOSED GATES FOR THIS PROJECT.
5. THERE ARE NO RETAINING WALLS PROPOSED FOR THIS PROJECT.
6. ONSITE STORM DRAIN SYSTEM TO BE PRIVATELY MAINTAINED.
7. THERE ARE NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.
8. THERE ARE OAK TREES EXISTING WITHIN THE PROJECT BOUNDARY.
9. RELATED ENTITLEMENTS:
   - VESTING TENTATIVE MAP NO. 84788 RPPL2025002201
   - ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203
   - CONDITIONAL USE PERMIT NO. RPPL2025003569
   - OAK TREE PERMIT NO. RPPL2025003567

UTILITY PROVIDERS:

LA COUNTY PUBLIC WORKS
900 S. FREMONT AVE.
ALHAMBRA, CA 91803
(626) 458-5100

SO. CALIF. GAS COMPANY
9400 OAKDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-2511
EMERGENCIES: (800) 427-2200

UNDERGROUND SERVICE ALERT
(800) 422-4133

AZUSA LIGHT AND WATER
729 N. AZUSA AVE.
AZUSA, CA 91702
(626) 812-5225

SOUTHERN CALIFORNIA EDISON
5010 AZUSA CANYON ROAD
IRWINDALE, CA 91706
(800) 655-45555

AT&T
(833) 537-9326



VICINITY MAP
N.T.S

LAND USE:

EXISTING LAND USE
- ONSITE – SCHOOL
- NORTH – SINGLE FAMILY RESIDENTIAL
- SOUTH – SINGLE FAMILY RESIDENTIAL
- EAST – SINGLE FAMILY RESIDENTIAL
- WEST – SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: SINGLE FAMILY RESIDENCE (R-1-6000)
PROPOSED ZONING: SINGLE FAMILY RESIDENCE (R-1-6000)

PROPOSED 104 DETACHED RESIDENTIAL CONDOMINIUMS SUBMITTED UNDER PROVISIONS OF STATE OF CALIFORNIA DENSITY BONUS LAW (GOV §65915 et seq)

PROJECT AREA:

GROSS AREA: 371,543 S.F. / 8.529 ACRES
NET AREA: 371,348 S.F. / 8.524 ACRES

FLOOD NOTE:

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN ZONE "X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 06037C 1700 F BEARING AN EFFECTIVE DATE OF 09/26/2008

ZONE "X" DENOTES AREA'S OF MINIMAL FLOOD HAZARD.

EASEMENTS:

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS

ASSESSOR'S PARCEL NUMBER:

8410-028-900

BASIS OF BEARINGS:

THE BEARING NORTH 33°46'33" EAST ALONG THE CENTERLINE OF CLYDEBANK AVENUE AS SHOWN ON TRACT NO. 20387, FILED IN BOOK 535, PAGES 20 TO 23 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.

BENCHMARK:

COUNTY OF LOS ANGELES BM NUMBER: 405494
ELEVATION = 486.378FT NAVD88 (2013 ADJUSTMENT)

DESCRIPTION:
LA CO SURVEY CONTROL SYSTEM MON MKD
(AZUSA K-12 RM1 1957 RE 5869) AT SW CORNER ARROW HWY AND LARK ELLEN AV 40FT S/O AND 40 W/O C/L INT

LEGEND:

- PROPERTY LINE / BOUNDARY
- EXISTING R/W
- EXISTING SEWER LINE — SS —
- EXISTING WATER LINE — W —
- EXISTING STORM DRAIN
- EXISTING GRADE CONTOUR 475'

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO.46026 EXP.12-31-26 CIVIL STATE OF CALIFORNIA

DEVELOPER:
RC HOMES
[redacted]

The Cove at Clydebank
COVINA

PLAN PREPARED BY:
UNITED CIVIL, INC.
[redacted]
SIEW HUAT NG R.C.E. 46026 — 03/17/2026 DATE

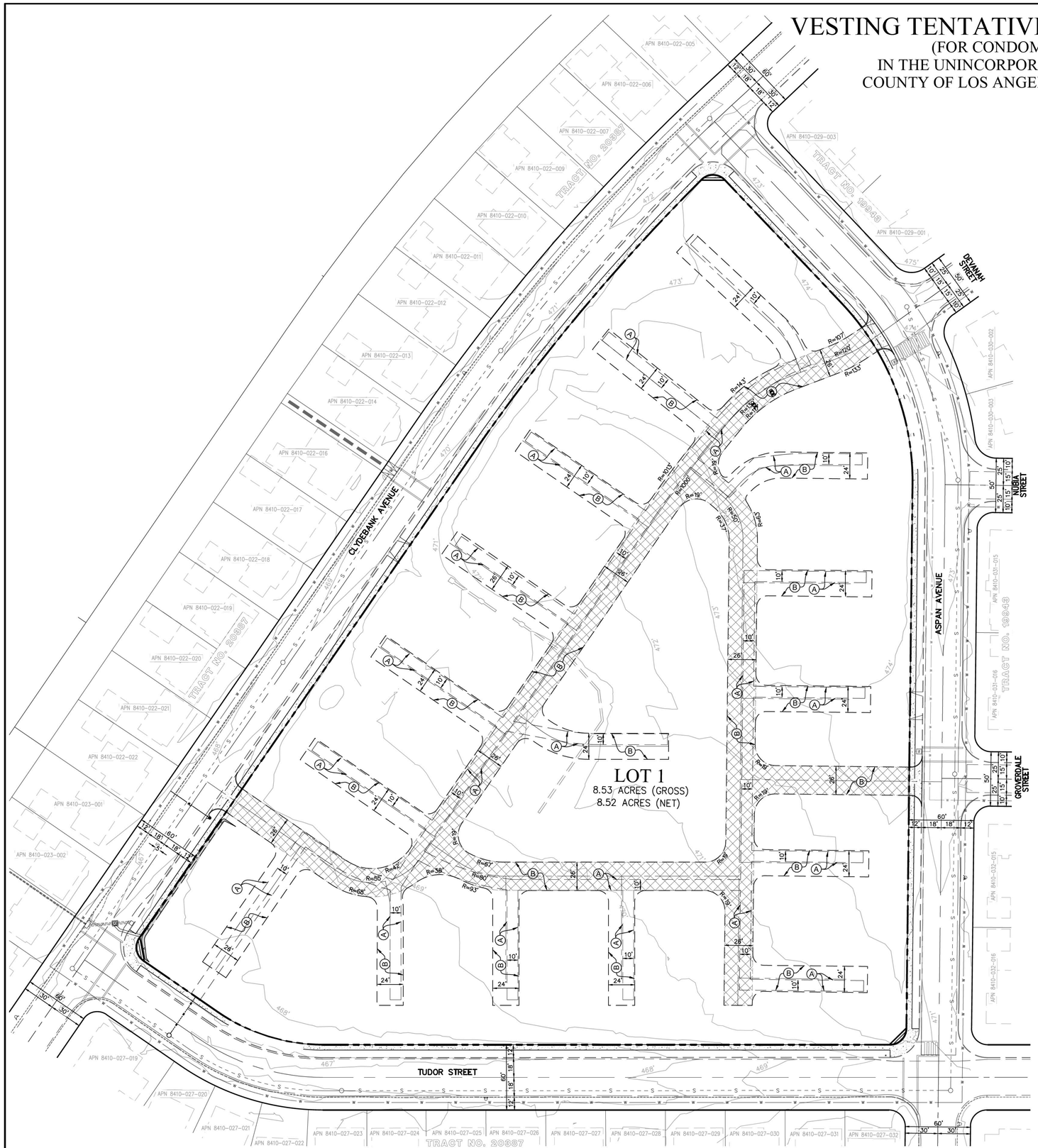
NO.	DATE	REVISIONS	BY	APPR

THE COVE AT CLYDEBANK
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 84788
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 1 OF 2

VESTING TENTATIVE TRACT MAP NO. 84788

(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



EASEMENT NOTES:

(A) 10' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES.

(B) AN EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER INGRESS AND EGRESS PURPOSES

LEGEND:

- PROPERTY LINE / BOUNDARY
- EXISTING R/W
- SS — SS — EXISTING SEWER LINE
- W — W — W — EXISTING WATER LINE
- EXISTING STORM DRAIN
- 475' EXISTING GRADE CONTOUR
- FIRE LANE

N

SCALE: 1" =40'

0 40 80 120

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO.46026
EXP.12-31-26
CIVIL
STATE OF CALIFORNIA

DEVELOPER:
RC HOMES
[redacted]

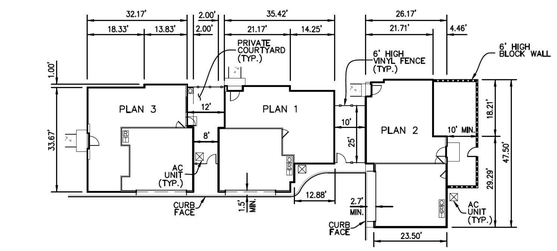
The Cove
at Clydebank
COVINA

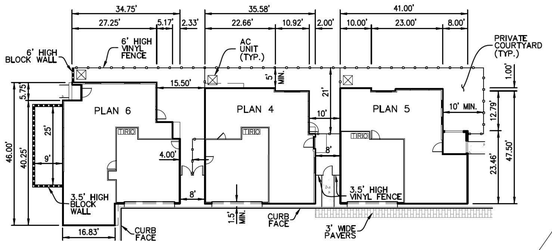
PLAN PREPARED BY:
UNITED CIVIL, INC.
[redacted]
SIEW HUAT NG R.C.E. 46026 — 03/17/2026 DATE

NO.	DATE	REVISIONS	BY	APPR

THE COVE AT CLYDEBANK
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 84788
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXHIBIT MAP / EXHIBIT "A"
FOR VESTING TENTATIVE TRACT MAP NO. 84788
(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA





TYPICAL BUILDING FOOTPRINTS
NTS

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
EXHIBIT MAP TR84788
4.1.26

GRADIENT STREET
ASPAN AVENUE
DEVANAH STREET
CLYDEBANK AVENUE
TUDOR STREET
NUBIA STREET
GROVEDALE STREET
TRACT NO. 20887
PROPERTY LINE
PRIVATE DRIVE AND FIRE LANE
"A" DRIVE
"B" DRIVE
"C" DRIVE
"D" DRIVE
DRIVE "AA"
DRIVE "BB"
DRIVE "CC"
DRIVE "DD"
DRIVE "EE"
DRIVE "FF"
DRIVE "GG"
DRIVE "HH"
DRIVE "JJ"
DRIVE "KK"
DRIVE "LL"
DRIVE "MM"
DRIVE "NN"
DRIVE "PP"
Δ=91°27'46"
R=15.00'
L=23.95'
N44°14'52"W 155.81'
Δ=89°58'45"
R=15.00'
L=23.56'
N56°12'13"W 33.01'
R=170.00' L=102.59'
Δ=34°34'59"
N89°13'09"E 521.35'
Δ=89°21'27"
R=15.00'
L=23.39'
N33°46'33"E 539.65'
R=1795.00' L=329.39'
Δ=10°31'49"
PROP. CORNER CUT-OFF DEDICATION AND NEW CURB RAMP
EXIST. 8" CURB & GUTTER
EXIST. 8" WATER TO REMAIN
EXIST. 8" SEWER PER 02392 TO REMAIN
EXIST. FIRE HYDRANT TO REMAIN
EXIST. STREET LIGHT TO REMAIN
PROPOSED PVT. FIRE HYDRANT
EXIST. 8" SEWER PER 02392 TO REMAIN
EXIST. 8" WATER TO REMAIN
EXIST. 8" CURB & GUTTER
EXIST. CATCH BASIN TO REMAIN
EXIST. STORM DRAIN MANHOLE TO REMAIN
EXIST. CATCH BASIN TO REMAIN
PROP. CORNER CUT-OFF DEDICATION AND NEW CURB RAMP
EXISTING STREET LIGHT TO REMAIN
PROP. CORNER CUT-OFF DEDICATION AND NEW CURB RAMP
EXISTING FIRE HYDRANT TO REMAIN
EXISTING 8" SEWER PER 02392 TO REMAIN
EXIST. 8" CURB & GUTTER
EXIST. 8" WATER TO REMAIN
EXISTING STREET LIGHT TO REMAIN
PROP. CORNER CUT-OFF DEDICATION AND NEW CURB RAMP
EXISTING FIRE HYDRANT TO REMAIN
EXIST. 8" WATER (PUBLIC) TO REMAIN
EXIST. FIRE HYDRANT TO REMAIN
PROP. 8" WATER TO REMAIN
EXIST. 8" CURB & GUTTER
EXIST. 8" SEWER PER 02392 TO REMAIN
EXIST. 8" WATER TO REMAIN
EXIST. FIRE HYDRANT
PROPOSED PVT. FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED COMMUNITY MAILBOXES
COMMUNITY MAILBOXES
PROPOSED CURB & GUTTER
PROPOSED CURB RAMP
EXIST. CURB RAMP TO REMAIN
EXIST. 8" CURB & GUTTER
EXIST. FIRE HYDRANT TO REMAIN
EXISTING SEWER EASEMENT TO BE ABANDONED
PROPOSED CURB RAMP
PROPOSED CURB & GUTTER
EXIST. 8" CURB & GUTTER
EXIST. FIRE HYDRANT TO REMAIN
EXIST. 8" WATER (PUBLIC) TO REMAIN
EXIST. FIRE HYDRANT TO REMAIN
"A" LATERAL (TYP.)
"B" DRIVE PRIVATE DRIVE AND FIRE LANE
"C" DRIVE PRIVATE DRIVE AND FIRE LANE
"D" DRIVE PRIVATE DRIVE AND FIRE LANE
"A" DRIVE PRIVATE DRIVE AND FIRE LANE
PROPOSED PVT. FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXIST. 8" CURB & GUTTER
EXIST. 8" SEWER PER 02392 TO REMAIN
EXIST. FIRE HYDRANT
EXIST. 8" WATER TO REMAIN
EXIST. 8" CURB & GUTTER
EXIST. 8" SEWER PER 02392 TO REMAIN
EXIST. 8" CURB & GUTTER
EXIST. 8" WATER TO REMAIN
EXIST. 8" CURB & GUTTER
EXIST. 8" SEWER PER 02392 TO REMAIN

EXHIBIT B

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2025-002162

HEARING DATE
September 2, 2026

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. 84788 (RPPL2025002201)
Conditional Use Permit ("CUP") No. RPPL2025003569
Oak Tree Permit ("OTP") No. RPPL2025003567
Administrative Housing Permit ("AHP") No. RPPL2025002203

PROJECT SUMMARY

OWNER / APPLICANT
Azusa Unified School District, Arturo Ortega, Superintendent / Tim Sales

MAP/EXHIBIT DATE
April 1, 2026

PROJECT OVERVIEW
Subdivision: To create one multi-family residential lot with 104 detached residential condominium units, including 16 affordable units, on 8.5 acres. Each unit is proposed to be a maximum of 26 feet and two stories high with an attached two-car garage. A total of 33 additional uncovered guest parking spaces are provided throughout the project site. The existing elementary school and buildings on the property will be demolished.
CUP: To allow on-site grading of more than 100,000 cubic yards. A total of 167,894 cubic yards ("cy") of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import, is proposed.
OTP: To allow the removal of two non-heritage oak trees.
AHP: For a density bonus of 35 percent to allow 27 units more than the maximum allowed baseline density of 77 dwelling units and for the long-term maintenance of 16 affordable dwelling units at a lower income level. The AHP includes waivers and incentives for development standards related to landscaping, setbacks, accessory equipment, building separation, entryways, residential design strategies, wall and fence heights, and fence materials.

LOCATION	ACCESS	VERY HIGH FIRE HAZARD
5034 Clydebank Avenue, Covina	Clydebank Avenue, Tudor Street, and Aspan Avenue	No

ASSESSORS PARCEL NUMBER	SITE AREA
8410-028-900	8.5 gross/net acres

GENERAL PLAN / LOCAL PLAN	PLANNING AREA	SUP DISTRICT
East San Gabriel Valley ("ESGV") Area Plan	ESGV	1st

LAND USE DESIGNATION	ZONE	ZONED DISTRICT
P (Public and Semi-Public Space)	R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area)	Irwindale

PROPOSED UNITS/LOTS	MAX DENSITY/UNITS	APPLICABLE STANDARDS DISTRICT
104 Units	77 Dwelling Units	ESGV Planning Area Standards District ("PASD")

ENVIRONMENTAL DETERMINATION (CEQA)
Statutorily Exempt pursuant to CEQA Section 15183

KEY ISSUES
- Consistency with the General and Area Plan, and the Subdivision Map Act
- P land use designation: If public or semi-public facilities are terminated, alternative uses compatible with the surrounding development and in keeping with community character are permitted.
- Satisfaction of the following portions of Title 21 and Title 22 of the Los Angeles County Code:
  - Chapter 21.38 (Vesting Tentative Maps)
  - Chapter 22.120 (Density Bonus)
  - Section 22.140.240 (Grading Projects)
  - Section 22.140.520 (Residential Design Standards)
  - Section 22.158.050 (CUP Findings and Decision Requirements)
  - Section 22.166.040 (AHP)
  - Chapter 22.174 (OTP)
  - Chapter 22.366 (ESGV PASD)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Michelle Lynch	(213) 893 - 7005	mlynch@planning.lacounty.gov

EXHIBIT C

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-002162
VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 2, 2026, in the matter of Project No. **PRJ2025-002162**, consisting of Vesting Tentative Tract Map No. 84788 (RPPL2025002201) ("VTTR84788"). VTTR84788 was considered together with Conditional Use Permit ("CUP") No. RPPL2025003569, Oak Tree Permit ("OTP") RPPL2025003567 and Administrative Housing Permit ("AHP") No. RPPL2025002203. VTTR84788, and the CUP, OTP, and AHP are referred to collectively as the "Project".

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT REQUESTED.** The applicant, Tim Sales ("Applicant"), requests VTTR 84788 to create one multi-family lot with 104 detached residential condominium units on 8.5 acres ("Project") located at 5034 Clydebank Avenue in the unincorporated community of Covina pursuant to Los Angeles County Code ("County Code") Chapter 21.38 (Vesting Tentative Map).

4. **RELATED ENTITLEMENT**. The CUP is a related request to allow on-site project grading of more than 100,000 cubic yards ("cy") in the R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) pursuant to Sections 22.140.240 (Grading Projects) and 22.158.050 (Conditional Use Permit Findings and Decision Requirements).

5. **RELATED ENTITLEMENT**. The OTP is a related request to allow the removal of two non-heritage oak trees pursuant to County Code Section 22.174.030 (Applicability).

6. **RELATED ENTITLEMENT**. The AHP is a related request to allow a 35 percent density bonus to allow an additional 27 units with a set-aside of 16 affordable units at the lower income level [80 percent Annual Median Income ("AMI")]. This includes waivers and incentives of development standards for reductions in landscaping, modifications of unit access adjacent to a fire lane, reduced setbacks, modification to the location of accessory structures and equipment, reduced building separation, increased wall and fence heights, reductions in residential design strategies, reduced entryway areas, modification of the walls and fences transparency requirement, and modifications of fence materials, pursuant to the provision and maintenance of affordable housing under County Code Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus).

7. **ENTITLEMENT REQUESTOR**. Unless otherwise apparent from the context, subdivider or successor in interest ("Applicant") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **PREVIOUS ENTITLEMENTS.** There were no previous planning approvals. The existing structures are an elementary school. Permit records were not found.

9. **LOCATION.** The Project is located at 5034 Clydebank Avenue, Covina, within the Irwindale Zoned District within the East San Gabriel Valley ("ESGV") Planning Area ("Project Site").

10. **LAND USE DESIGNATION.** The Project Site is located within the P (Public and Semi-Public) land use category of the ESGV Area Plan ("Area Plan") Policy Map, a component of the General Plan. For properties with the P land use designation, and in the event that the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development in keeping with community character are permitted. Therefore, since the surrounding areas are H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre), the proposed land use of H9 is permitted without a plan amendment. The H9 land use designation is intended for single-family residences ("SFRs").

11. **ZONING.** The Project Site is located in the Irwindale Zoned District, and currently zoned R-1-6,000.

12. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-1-6,000	SFRs
EAST	H9	R-1-6,000	SFRs
SOUTH	H9	R-1-6,000	SFRs
WEST	H9, W (Water), P	R-1 (Single-Family Residence - 5,000 Square Feet Minimum Required Lot Area), R-1-6,000	SFRs

13. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 8.5 net acres in size and consists of one legal lot. The Project Site is irregularly shaped, has flat topography, and is developed with an existing elementary school, associated non-habitable structures, and a parking lot. Two non-heritage oak trees are existing on-site.

B. Site Access
The Project Site fronts Clydebank Avenue, Tudor Street and Aspan Avenue, all 36-foot-wide Secondary Highways as designated on the County Master Plan of Highways. Primary access to the Project Site will be via entrance/exits from Clydebank Avenue and two access points from Aspan Avenue. The Project will not be gated and will provide internal circulation through a 26-foot-wide private driveway and fire lane, and 24-foot-wide private driveways and fire lanes in the motor court development. There are no other proposed vehicle access points to the Project Site. The Project provides a five-foot-wide walkway throughout the Project Site, providing direct pedestrian access to all units.

C. Vesting Tentative Map and Exhibit Map / Exhibit "A"
The Vesting Tentative Tract Map dated April 1, 2026, depicts an irregular-shaped Project Site with a 26-foot-wide private driveway and fire lane, and 24-foot-wide private driveways and fire lanes for the proposed motor courts throughout the Project Site.

The Exhibit Map dated April 1, 2026, depicts 104 residential units with attached two-car garages. The proposed residences from six different plans range in size from 1,640 square feet to 2,192 square feet with three- or four-bedroom units and each with a private balcony and private yard area. The proposed maximum building height will be 26 feet. Each unit will have a two-car garage for a total of 208 covered parking spaces, and there will be an additional 33 uncovered guest parking spaces for a total of 241 standard parking spaces. There are internal private drives and fire lanes with widths of 24 feet and 26 feet as well as 29,430 square feet of common areas that include a park, two large landscape areas, and six paseos on the 8.5-acre multi-family lot. Other Project features include an internal five-foot-wide walkway, 104 long-term bicycle parking spaces (one in each unit), and 245 trees that include 50 small accent trees, 60 medium trees, 4 large shade trees, 83 interior lot trees, and 48 perimeter street trees. The Project includes a total of 167,894 cubic yards ("cy") of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. Two oak non-heritage trees are proposed to be removed. The private driveways and fire lanes will not be gated.

D. Parking
The Project will provide a total of 214 parking spaces, of which 208 parking spaces are reserved for residents within individual two-car garages in the condominium units. Thirty-three (33) uncovered guest parking spaces are provided throughout the Project Site along the private driveways and fire lanes near the common areas and designated park areas.

E. Internal Circulation
Internal circulation and access for the Project will be provided by private driveway and fire lane systems with a paved width of 26 feet for the main paved areas, and motor court access for the private garages paved 24 feet. All vehicle back-up areas will provide the full 26 feet. The internal circulation system consists of two components: 1) main driveways consisting of "A" Drive, "B" Drive, "C" Drive, and "D" Drive as the main access points and main roadway through the site; and 2)

smaller drives “AA” through “PP” for a total of 16 motor court driveways. The "A" Drive connects to the Project entry from Aspan (North Entry) through the Project to the access entry from Clydebank (East Entry), and then “D” Drive is the Project entry from Aspan (West Entry).

F. Condominium Project
Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. To provide renters with proper notification, notification will be required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

G. Storage Enclosure Requirements for Recycling and Solid Waste
While trash and recycling requirements are not approved through the Tentative Map process, policy has been integrated into the review of the conceptual locations. County Code Sections 22.132.010 (Purpose) and 22.132.020 (Applicability) require that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, excluding compact lot subdivision and SFR subdivision. The Project is for 104 detached units and is considered a multi-family subdivision and therefore is subject to these requirements. Per the requirements, the storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times. The storage areas shall be located within the same enclosure, unless the Director of the County Department of Regional Planning (“LA County Planning”) determines that extraordinary circumstances prevent collating containers within one enclosure, thereby necessitating multiple enclosures, or when the storage area is located outside of a building, it shall be located in the rear portion of the lot, wherever feasible, or adjacent to an alley if the lot is bordered by an alley. The Project indicates that trash and recycling areas will be located within each of the two-car garages for each dwelling, so long as it does not block access, and provides 27 square feet of storage area. The Applicant received correspondence from the County Department of Public Works (“Public Works”), Environmental Planning Division, stating that this alternative area to this section’s requirements would be allowed. The storage areas must not be located within the required vehicle spaces, and when moved for trash collection, they may not be located within any area designated for pedestrian and vehicle access, including walkways, the private driveway, and fire lanes. The Project Site will maintain these designated areas free and clear of trash and recycling receptacles.

H. Public Art in Private Development
The Project includes 104 detached residential units. A development project resulting in the creation of 30 or more dwelling units, including mixed-use developments, subdivisions, common-interest developments, or multi-family housing, will be required to incorporate works of publicly accessible art in private development. Per County Code Section 22.246.090 (Public Art in Private

Development Program) the residential development with a building valuation of $750,000 or greater. The $750,000 building valuation eligibility threshold shall be adjusted on March 1, 2026, and annually thereafter, based on the changes to the Consumer Price Index of the preceding year. As an alternative, rather than providing Public Art pursuant to County Code Section 22.246.090.E.1 (Establishment of Public Art in Private Development Program), the Applicant provides an In-Lieu Fee, pursuant to the same Subsection E.1, and the value of such Public Art is less than one percent of the building valuation. The In-Lieu Fee shall be the difference between one percent of the building valuation and the Public Art to be deposited into the Public Art in Private Development Fund.

14. **CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning Staff determined that this Project qualifies as a Statutory Exemption pursuant to CEQA Guidelines; the Project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the Area Plan Environmental Impact Report ("EIR") (SCH Number 2022040512) that was certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts, including for traffic, noise, air quality, etc. A traffic analysis including a Vehicle Miles Travelled ("VMT") analysis was conducted for this project and was below the VMT screening limits required for any additional traffic study.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the Area Plan for which an EIR was certified. The Project also includes one additional condition of approval for a tribal monitor during grading.

15. **PUBLIC COMMENTS.**

Staff has received 11 inquiries about the Project, including 10 emails in opposition to the Project. Community concerns during both meetings included the following topics:

- Density,
- Concerns with traffic and the traffic analysis conducted,
- Street Improvements,
- The existing bike lanes within the community,
- Water availability; and
- Emergency evacuation issues.

16. **PUBLIC OUTREACH**
The Applicant conducted two public meetings for the community on May 27, 2026 and July 8, 2026. The main topics of concern were the same topics listed in the public comments.

17. **AGENCY RECOMMENDATIONS.**
A. Los Angeles County Subdivision Committee, consisting of LA County Planning and Public Works as well as County Departments of Fire ("Fire"), Parks and Recreation, and Public Health: Recommended approval of Vesting Tentative Tract Map and Exhibit Map dated April 1, 2026.

B. Fire Forester and Fire Warden, issued its recommendations for conditions of approval in a letter dated October 2, 2025.

C. Los Angeles County Development Authority issued its recommendations for conditions of approval in a letter dated June 10, 2026.

18. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper publication (Highland Press Courier), and property posting. On July 23, 2026, Staff mailed a total of 630 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Irwindale Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

19. **LAND USE POLICY.** The Commission finds that the Project is consistent with applicable goals and policies of the Area Plan, a component of the General Plan. The Project is within the P land use category of the Area Plan. For properties with the land use designation of P, and in the event that the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted. Therefore, since the surrounding areas are H9, H9 is permitted without a plan amendment. Based on the Project's Site net acreage of 8.5 acres, the maximum allowable density is 77 dwelling units. Consistent with the Area Plan, the applicant is requesting an additional 27 units for a total of 104 residential condominium units, under the applicable Density Bonus Ordinance and associated AHP, in return for setting aside 20 percent of the baseline dwelling units (or 16 units) as affordable housing at the lower income level.

20. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the Area Plan:

Area Plan Policy LU-3.3: Residential Neighborhoods. Preserve the character of the ESGV's established residential neighborhoods and equestrian districts and ensure

that any new development contributes to the preservation and enhancement of the character and scale of these communities.

The existing site is a former elementary school. The new detached residential units will be surrounded by the existing SFRs in the area, and are proposed to be two story not exceed 26 feet in height. The existing pattern of homes is one- to two-story SFRs.

The Commission further finds that the Project is consistent with the following policies of the General Plan:

Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas ("SEAs"). Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by SFRs. The Project Site is not located within an SEA, and no natural resources exist on the site.

Goal LU 4: 1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The 8.5-acre property was previously developed with an elementary school. The elementary school has been unoccupied for several years. Based on the property's size and land use designation, the baseline density is 77 units, and with a 35 percent density bonus (27 units), results in a net gain of 104 units. The 104-unit residential Project provides 16 affordable units at a lower income level.

Housing Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project proposes detached residential units within a compatible land use category intended for the development of detached condominiums, which provides entry-level home ownership opportunities. The housing development also includes 16 affordable units at the lower income level.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

21. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-1-6,000 zoning classification as detached residences are permitted in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

22. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and Width Requirements generally) and 22.110.130 (Required Area and Width). The lot is

required to have a minimum area of 6,000 net square feet, and required width of at least 50 feet. The lot area is 8.5 net acres, and the lot width is larger than 50 feet.

23. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The lot frontage at the right-of-way is required to be 40 feet or more. The designated lot frontage measures roughly at 268 feet.

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the yard setback requirements, with front and rear yard setback requirements consistent as modified through the related AHP. For irregular shaped lots, the Director may determine the front, side, and rear yards. While this lot fronts a public street on all sides, the front yard was determined to be along Aspan Avenue as it intersects with Clydebank Avenue for the first 268 feet, and the rear yard as along Tudor Street. The Project modifies the yard standards as identified in County Code Section 22.18.040 (Development Standards for Residential Zones), allowing a 10-foot front yard setback from the 20 feet that is normally required. The required side yard setback is five feet and the Project provides a 10-foot-wide side yard setback.

25. **HEIGHT.** The Commission finds that the Project's proposed building height is consistent with the applicable development standards. The Project complies with the standards identified in County Section 22.18.040 (Development Standards for Residential Zones), establishing a maximum height of 35 feet. The Project proposes a maximum building height of 26 feet, which will be verified through future approvals prior to building permit issuance.

26. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project's distance between buildings is consistent, as modified through the related AHP. A minimum distance of 10 feet is required between all main residential buildings, including those with attached garages on the same lot as required by County Section 22.110.050 (Distances Between Buildings). Accessory structures, including detached garages, may be a minimum distance of six feet from main buildings. As a modification of development standards under the related AHP, the Project provides a minimum of four feet between garages, and eight feet between habitable spaces or between habitable space and garage.

27. **FENCES AND WALLS.** The Commission finds that the Project's maximum height for fences and walls is consistent, as modified through the related AHP. The Project modifies the standards identified in County Code Section 22.110.070 (Fences and Walls), which allows a maximum height of three and one-half feet in height within the front yard setback. As modified under applicable AHP, the Project proposes six-foot walls within the front yard setback. Fences and walls along the side and rear yard area are allowed at a maximum six feet.

28. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Each detached unit will provide two covered standard spaces. The Project provides two

parking spaces within each unit's garage as well as 33 uncovered guest parking spaces throughout the Project site. Short-term and long-term bicycle parking are not required; however, 104 long-term bicycle spaces (one space per unit) are provided within each garage. As long as the long-term bicycle parking spaces are not located within the required vehicle parking spaces, they may be located within the garage or private area of the home and will be verified through future approvals prior to building permit issuance.

29. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps) and Section 22.140.240 (Grading Projects). A CUP is required, and a related CUP has been filed, to allow for on-site project grading of more than 100,000 cy. A total of 167,894 cy of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. Prior to any grading the Applicant shall retain a qualified monitor as required per the Tribal Monitor conditions.

30. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards) ("RDSO") except for those as modified with the related AHP. Each unit is considered a multi-unit private entry ground level unit per the RDSO. Each unit shall comply with all RDSO including the following requirements except as otherwise modified with the related AHP.

a. **Building Site and Access**. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks or public rights-of-way where sidewalks are not present to the front entrance of the buildings, courtyards, or individual units facing the street. The Project is consistent as all units are accessible from a pedestrian walkway from the public right-of-way or an internal walkway from a paseo or internal walkways that connect to the public walkways. All street-facing primary entryways that face the motor court are allowed to provide the primary pedestrian entrance from the motor court, so long as the pedestrian pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated and will be verified through future approvals prior to building permit issuance.

c. **Front Yards and Building Orientation.** All buildings shall have at least one primary pedestrian entrance along the frontage orientated toward the primary adjoining street. The Project is consistent with these standards as the detached residences are located along the perimeter of the designated front property line along Aspan Avenue.

d. **Canopy Trees.** A development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area to the street. The Project is consistent with these standards, as a total of 11 trees along the designated front

property line is required to be planted. A total of 48 perimeter trees are proposed and will be verified prior to building permit issuance.

e. **Ground Floor Treatments**. All street-facing buildings shall have at least one primary pedestrian entrance orientated to the right-of-way from the front yard or if proposed from an Interior courtyard, an entrance that may face the courtyards and be lit with minimum of one light fixture. The Project will be verified through future approvals prior to building permit issuance.

f. **Entryway Articulation.** All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520.E (Entryway Articulation Strategies. The Project will be verified through future approvals prior to building permit issuance.

g. **Ground Floor Privacy.** All residences shall mitigate privacy concerns for residences by implementing two strategies per Table 22.140.520-F (Entryway Privacy Mitigation Strategies). The Project will be verified through future approvals prior to building permit issuance.

h. **Articulation and Architectural Strategies**. Ground floor privacy strategies for multi-unit (private entry) residences require two strategies of Table 22.140.520.G (Articulation and Architectural Detailing Strategies). The Project is consistent as modified with the related AHP. The development, comprised of multiple buildings facing internal private roadways and paseos/courtyards, shall incorporate one strategy of the accent types in Table 22.140.520.G.

i. **Building Façade Details**. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in the RDSO. The Project will be verified through future approvals prior to building permit issuance.

j. **Balconies and Patios.** Ground floor units shall provide private patios with a minimum 100 square feet and 7 feet deep. The Project will be verified through future approvals prior to building permit issuance.

k. **Walls and Fences (Transparency and Materials).** Any fence in the front yard setback over three and one-half feet shall be a minimum of 50 percent transparent along the frontage. As modified through the related AHP, the fences or walls would not require 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space. An additional incentive request is to allow for pre-manufactured vinyl posts and panels. The request is for pre-manufactured vinyl posts and panels instead of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. Pre-manufactured vinyl or polyvinyl chloride (PVC) is typically accepted as a fence and wall material, but was not specifically listed in the ordinance

31. **ACCESSORY EQUIPMENT.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.110.040 (Accessory Structures and Equipment) as modified through the related AHP. Ground-mounted equipment (air conditioners, heaters, filters, and fans) may be used in required rear yards and must be a minimum of at least two and one-half feet from any lot line, and such structures do not exceed a height of six feet. Ground-mounted equipment may not be located within the building separation. The ground-mounted equipment is proposed to be located within the front yard, side and rear yards and within the building separation for each unit. Therefore, all ground-mounted equipment must be located at least a minimum of 10 feet from each property line and may be allowed within the required building separation, as long as they comply with Fire access and clearance requirements. All equipment must be screened from the public right-of-way.

32. **WALKWAYS.** The Commission finds that the Project is consistent with standards identified in County Code Section 21.24.380 (Condominium and Community Apartment Projects) as modified through the related AHP. The Code requires a five-foot walkway for direct access into the Project Site from any sidewalks along the project frontage, have a landscaped strip minimum of four feet in width along any common walkway that is adjacent to a fire lane, and if direct vehicle access to the garage parking for any unit is taken from a fire lane, the common walkway and/or main entrance to the unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. The Applicant requests no landscaped strip along the five-foot-wide walkway. Walkways are located throughout the Project, along the perimeter, interior walkways/paseos and along the private driveways and fire lanes.

33. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees). The applicant shall plant or cause to be planted within the front yard one tree for every 25 feet of street frontage for each parcel. The front property line is 268 feet and shall require 11 street trees to be planted within the first four feet of the designated front property line along the northern portion along Aspan Avenue. The Project proposes 245 trees that include 50 small accent trees, 60 medium trees, 4 large shade trees, 83 interior street trees, and 48 perimeter street trees. Eleven (11) of the perimeter trees must be planted and spaced at least every 25 feet within the first four feet of the designated front property line. Four large trees are required replacement oak trees as part of the related OTP.

34. **STORAGE AREAS FOR TRASH AND RECYCLING**. The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project will provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area so long as it is not located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be

accessible to residents, and when trash and recycling receptacles are relocated for pick-up, they must be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access, walkways, and the private driveways and fire lanes.

35. **PUBLIC ART IN PRIVATE DEVELOPMENT PROGRAM.** The Commission finds that this project is required to comply with Section 22.246.090 (Public Art in Private Development Program), which will require the installation of public art on the project site or payment of an in-lieu fee (one percent of the building valuation of the project) prior to building permit issuance.

36. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with the County Code Chapter 22.121 (Inclusionary Housing), because the Project includes 16 units based on the submarket area and project size at the lower income level (80 percent AMI). The 16 units also account for the required set-aside units for the related AHP.

VESTING TENTATIVE TRACT MAP SPECIFIC FINDINGS

37. The Commission finds that this application submitted as a Vesting Tentative Tract Map shall be subject to County Code Section 21.38.060 (Vesting on Approval of Vesting Tentative Map).

38. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project is consistent with the use and density, with the H9 land use category, and supports affordable housing. The Project proposes detached residential units within a land use category intended for the development of detached residences, which provides entry-level home ownership opportunities.

39. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project is consistent with the goals and policies of the Area Plan as it meets Goals and Land Use Policies 3.3, 3 and 3.1. The Project is a proposed infill within an already developed urbanized area where additional infrastructure and public services are not required and are surrounded by residential development. The Project Site is not located within an SEA, and no natural resources exist on the site. The Project also meets Land Use Goal 4.1 and Housing Policy 3.1, as it is an infill project, as the 8.5-acre property that previously was developed with an elementary school will now propose 104 units and is increasing the housing choices for homeownership in the neighborhood.

40. **The Commission finds that the site is physically suitable for this type of development.** The Project complies with the development standards of the R-1-6,000 Zone as well as the development standards specified for multi-family private entry dwellings, except as otherwise modified as part of the associated AHP.

41. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project, inclusive of an affordable component, is consistent with the Area Plan in terms of density, as the DBO is a program that implements the General

Plan's Housing Element. The Project density is 77 dwelling units per acre with a density bonus per the associated AHP.

42. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is developed with detached residences in an urban area, and is not located within an adopted SEA and will not affect any stream courses or high-value riparian habitat. The Project proposes 104 condominium units on a previously developed site in an urban area outside of a Transit-Oriented District.

43. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soil factors are addressed in the recommended conditions of approval, and the Project will be connected to public water and sewer as such factors have been considered and cleared by the Subdivision Committee.

44. **The Commission finds that the design or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the vesting tentative tract map and exhibit map provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

45. The Commission finds that the Project qualifies as a Statutory Exemption pursuant to CEQA State CEQA Guidelines section 15183. The Project is consistent with the Area Plan and its Final Environmental Impact Report ("EIR") (SCH Number 2022040512), which was certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts. The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. The Project also includes additional conditions related to tribal monitoring during grading activities to provide more robust protection in the event that any tribal cultural resources are inadvertently encountered.

ADMINISTRATIVE FINDINGS

46. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is consistent with the General Plan, Zoning, and development standards, and would not have a specific adverse impact upon public

health or safety as described in the vesting tentative tract map and environmental findings.

47. **PUBLIC OUTREACH.** The Commission finds that two public community meetings were held voluntarily by the Applicant on May 27, 2026 and July 8, 2026. Community concerns during both meetings included the following topics:
    - Density,
    - Concerns with traffic and the traffic analysis conducted,
    - Street Improvements,
    - The existing bike lanes within the community,
    - Water availability; and
    - Emergency evacuation issues.

48. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, does not exceed the five-meeting limit. One meeting occurred on the following date:

    - Commission Hearing held on September 2, 2026.

49. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Director of LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The site is physically suitable for this type of development since the Project complies with all development standards of the R-1-6,000 zoning.

D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed R-1-6,000 zoning.

E. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. It is necessary to provide tenant protections where the applicant opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.

I. A covenant and agreement is needed to ensure potential tenants are provided 180 days written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15183, Statutory Exemption.

2. Approves **VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)**, subject to the attached conditions.

ACTION DATE: September 2, 2026

JH:EGA:ML
8/19/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. PRJ2025-002162
CONDITIONAL USE PERMIT NO. RPPL2025003567
OAK TREE PERMIT NO. RPPL2025003567
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 8, 2026, in the matter of Project No. **PRJ2025-002162**, consisting of Conditional Use Permit ("CUP") No. RPPL2025003569, Oak Tree Permit ("OTP") No. RPPL2025003567, and Administrative Housing Permit ("AHP") No. RPPL2025002203. The CUP, OTP, and AHP are referred to collectively as the "Project Permits." The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 84788 (RPPL2025002201) ("Vesting Map") ("Project").

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENTS REQUESTED.** The Applicant, Tim Sales ("Applicant"), requests the Project Permits to authorize on-site grading of more than 100,000 cubic yards ("cy"); the removal of two non-heritage sized oak trees; and to allow a 35 percent density bonus to allow an additional 27 units with a set-aside of 16 units at the lower income level [80 percent Annual Median Income ("AMI")], including waivers and incentives of development standards for landscaping, unit access adjacent to a fire lane, setbacks, accessory structures and equipment, building separation, wall and fence heights, residential design strategies, entryways, walls and fences transparency, and fence materials; in the R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) and 22.140.240 (Grading Projects) as well as Chapters 22.174.030 (Applicability) and Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus) .

4. **RELATED ENTITLEMENT**. The Vesting Map is a related request to create one multi-family lot with 104 detached residential condominium units on 8.5 acres.

5. **LOCATION.** The Project is located at 5034 Clydebank Avenue, Covina, within the Irwindale Zoned District within the East San Gabriel Valley ("ESGV") Planning Area ("Project Site")

6. **ENTITLEMENT REQUESTOR**. Unless otherwise apparent from the context, applicant or successor in interest ("Applicant") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

7. **PREVIOUS ENTITLEMENT.** There were no previous planning approvals. The existing structure is an elementary school. Permit records were not found.

8. **LAND USE DESIGNATION.** The Project Site is located within the P (Public and Semi-Public) land use category of the ESGV Area Plan ("Area Plan") Policy Map, a component of the General Plan. For properties with the P land use designation, and in the event that the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development in keeping with community character are permitted. Therefore, since the surrounding areas are H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre), H9 is permitted without a plan amendment. The H9 land use designation is intended for single-family residences ("SFRs").

9. **ZONING.** The Project Site is located in the Irwindale Zoned District, which is currently zoned R-1- 6,000.

10. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-1-6,000	SFRs
EAST	H9	R-1-6,000	SFRs
SOUTH	H9	R-1-6,000	SFRs
WEST	H9, W (Water), P	R-1 (Single-Family Residence - 5,000 Square Feet Minimum Required Lot Area), R-1-6,000	SFRs

11. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 8.5 net acres in size and consists of one legal lot. The Project Site is irregularly shaped, has flat topography, and is developed with an existing elementary school, associated non-habitable structures, and a parking lot. There are two non-heritage oak trees existing on-site.

B. Site Access
The Project Site fronts Clydebank Avenue, Tudor Street and Aspan Avenue, all 36-foot-wide Secondary Highways as designated on the County Master Plan of Highways. Primary access to the Project Site will be via entrance/exits from

Clydebank Avenue and two access points from Aspan Avenue. The Project will not be gated and will provide internal circulation through a 26-foot-wide private driveway and fire lane, and 24-foot-wide private driveways and fire lanes in the motor court development. There are no other proposed vehicle access points to the Project Site. The Project provides a five-foot-wide walkway throughout the Project Site, providing direct pedestrian access to all units.

C. Exhibit "A"

The Exhibit "A" dated April 1, 2026, depicts 104 residential units with attached two-car garages. The proposed residences from six different plans range in size from 1,640 square feet to 2,192 square feet with three- or four-bedroom units and each with a private balcony and private yard area. The proposed maximum building height will be 26 feet. Each unit will have a two-car garage for a total of 208 covered parking spaces, and there will be an additional 33 uncovered guest parking spaces for a total of 241 standard parking spaces. There are internal private drives and fire lanes with widths of 24 feet and 26 feet as well as 29,430 square feet of common areas that include a park, two large landscaped areas, and six paseos on the 8.5-acre multi-family lot. Other Project features include an internal five-foot-wide walkway, 104 long-term bicycle parking spaces (one in each unit), and 245 trees that include 50 small accent trees, 60 medium trees, 4 large shade trees, 83 interior lot trees, and 48 perimeter street trees. The Project includes a total of 167,894 cubic yards ("cy") of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. Two oak non-heritage trees are proposed to be removed. The private driveways and fire lanes will not be gated.

D. Oak Trees

There are two existing oak trees located on the property and indicated in the Oak Tree Survey and Arborist Report prepared by Steve F. Andersen/Arborist Services dated March 13, 2025. There are two oak tree species identified as Quercus ilex (Holly Oak) and Quercue englemanni (Englemann Oak). Neither of the oaks is classified as Heritage oaks pursuant to County Code Section 22.14.150 (O). The Applicant requests the existing two oak trees to be removed to accommodate the density proposed for 104 dwelling units. The County Forester requires replacement trees at a rate of two to one (2:1), therefore a total of four replacement oak trees will be required to be planted.

E. Affordable Housing

The Project is setting aside 16 units at the lower income level (80 percent AMI), which is 20 percent of the total number of proposed units, to allow for a density bonus of 27 units for a total of 104 units. The Applicant also requests waivers and incentives for the following development standards under with the Density Bonus Ordinance ("DBO") and associated AHP:

1. Landscape Strip. Per County Code Section 21.24.380 (Condominiums and Community Apartment Projects), the Project requires a five-foot walkway for direct access into the Project Site from any sidewalks along the project frontage, have a landscaped strip minimum of four feet in width along any common walkway that is adjacent to a fire lane, and if direct vehicle access to the garage parking for any unit is taken from a fire lane, the common walkway and/or main entrance to the unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. The request to removed the required four-foot landscape strip along the common walkway that is adjacent to a fire lane.
2. Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, five feet for side yards, and 15 feet for rear yards. For irregular shaped lots, the Director of LA County Planning (“Director”) designates which yards are considered the front, side, and rear yards. For this Project, the front yard along Aspan Avenue (as it intersects with Clydebank Avenue for the first 268 feet) and the rear yard along Tudor Street, are requested to be reduced to 10 feet.
3. Ground Mounted Equipment. Per County Code Section 22.140.520 (Residential Design Standards) ("RDSO") ground-mounted equipment (e.g., air conditioners, heaters, filters, and fans) may be used in required rear yards, must be a minimum of at least two and one-half feet from any lot line, and not exceed a height of six feet. However, ground-mounted equipment may not be located within the building separation area. The Project’s ground-mounted equipment is proposed to be located within the front, side, and rear yards as well as within the building separation area. Therefore, the request may be granted for all ground-mounted equipment, located at least a minimum of 10 feet from any property line and may be allowed within the required building separation, as long as they comply with County Fire Department (“Fire”) access and clearance requirements. All equipment must be screened from the public right-of-way.
4. Building Separation. Per County Code Section 22.110.050 (Distances Between Buildings, the required building separation between main buildings is 10 feet, and between an accessory building and main building are six feet. The applicant requests a minimum of four feet between garages, and eight feet between habitable spaces or between habitable space and garage.
5. Entryways. As a requirement of the RDSO, all street-facing primary entryways are required at least one primary pedestrian entrance to a public street and front yard, not to be oriented to a vehicle parking area, and be lit with a minimum of one light fixture. The request is for those primary entryways that face the motor court to be allowed to provide the primary pedestrian entrance from the motor court, so long as the pedestrian pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated
6. Articulation and Architectural Detailing Strategies. For multi-unit (private entry) residences, a development comprised of multiple buildings facing internal

private roadways and paseos/courtyards shall incorporate at least two of the accent types in Table 22.140.520.G. The request is to reduce strategy to one.

7. Fences and Walls. Per County Code Section 22.110.070 (Fences and Walls), front yard fences and walls may not exceed three and one-half feet in height and may not exceed six feet within the side and rear yard setback areas. The interior buildings within the lot do not front a public street; therefore, they may have fences and walls as high as six feet, so long as the fences and walls along the street frontages do not conflict with the required 10-foot line-of-sight for oncoming traffic per County Department of Public Works ("Public Works") requirements. The request is for six-foot high privacy walls for each residence. Therefore, any proposed six-foot-high wall that is within the areas designated as the front property line, and all proposed six-foot-high walls within the rear and side property lines and do not conflict with this vehicle line of sight requirement shall be granted.
8. Fences and Walls. Under the RDSO, any fence in the front yard setback over three and one-half feet in height shall be a minimum 50 percent transparent along the frontage. The request is remove the 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space.
9. Fences and Walls (Incentive). Under the RDSO, fences are required to be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The request is for fencing materials to be of pre-manufactured vinyl posts and panels. Pre-manufactured vinyl or polyvinyl chloride (PVC) is typically accepted as a fence and wall material but was not specifically listed in the ordinance.
10. Ground Floor Privacy. (Incentive) Under the RDSO, Multi-unit (private entry) developments must provide internal open space, such as a courtyard or paseo, to mitigate privacy concerns for residents by implementing at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). The request is to reduce the strategies to one.

All requests for development waivers must meet requirements of Chapter 22.166 (Housing Permits and as long as the waiver or reduction does not physically preclude the construction of the project at the densities or with the incentives permitted, does not hurt public health and safety, or the physical environment, or any real property or the waiver or reduction is contrary to State and federal law, the request shall be approved. The requested waivers are in compliance with these factors.

F. Parking

The Project will provide a total of 241 parking spaces, 208 of which will be reserved for residents, and 33 parking spaces will be uncovered. All 208 parking spaces reserved for residents are contained within the individual two-car garages in each of the 104 condominium units. Guest parking spaces are provided throughout the

Project Site along the private driveways and fire lanes near the common areas and park.

G. Internal Circulation

Internal circulation and access for the Project will be provided by private driveway and fire lane systems with a paved width of 26 feet for the main paved areas, while the motor court access for the private garages will be paved 24 feet. All vehicle back-up areas will provide the full 26 feet. The internal circulation system consists of two components: 1) main driveways consisting of "A" Drive, “B" Drive, “C” Drive, and “D” Drive as the main access points and main roadway through the site; and 2) smaller drives “AA” to “PP” for a total of 16 motor court driveways. The "A" Drive connects to the Project entry from Aspan (North Entry) to the entry to Clydebank (East Entry), and then “D” Drive is the Project entry from Aspan (West Entry).

H. Storage Enclosure Requirements for Recycling and Solid Waste

While trash and recycling requirements are not approved through the Tentative Map process, policy has been integrated into the review of the conceptual locations. County Code Sections 22.132.010 (Purpose) and 22.132.020 (Applicability) require that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, excluding compact lot subdivision and SFR subdivision. The Project is for 104 units; while these are detached units, this Project is considered a multi-family subdivision and therefore is subject to these requirements. Per the requirements, the storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times. The storage areas shall be located within the same enclosure, unless the Director determines that extraordinary circumstances prevent collating containers within one enclosure, thereby necessitating multiple enclosures, or when the storage area is located outside of a building, it shall be located in the rear portion of the lot, wherever feasible, or adjacent to an alley if the lot is bordered by an alley. The Project indicates that trash and recycling areas will be located within each of the two-car garages for each dwelling, so long as it does not block access, and provides 27 square feet of storage area. The Applicant received correspondence from Public Works Environmental Planning Division stating that this alternative area to this section’s requirements would be allowed. The storage areas must not be located within the required vehicle spaces, and when moved for trash collection, they may not be located within any area designated for pedestrian and vehicle access, including walkways, the private driveway, and fire lanes. The Project Site will maintain these designated areas free and clear of trash and recycling receptacles.

I. Public Art in Private Development

The Project includes 104 detached residential units. A development project resulting in the creation of 30 or more dwelling units, including mixed-use developments, subdivisions, common-interest developments, or multi-family housing, will be required to incorporate works of publicly accessible art in private development. Per County Code Section 22.246.090 (Public Art in Private Development Program) the residential development with a building valuation of $750,000 or greater. The $750,000 building valuation eligibility threshold shall be adjusted on March 1, 2026, and annually thereafter, based on the changes to the Consumer Price Index of the preceding year. As an alternative, rather than providing Public Art pursuant to County Code Section 22.246.090.E.1 (Establishment of Public Art in Private Development Program), the Applicant provides an In-Lieu Fee, pursuant to the same Subsection E.1, and the value of such Public Art is less than one percent of the building valuation. The In-Lieu Fee shall be the difference between one percent of the building valuation and the Public Art to be deposited into the Public Art in Private Development Fund.

12. **CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning Staff determined that this Project qualifies as a Statutory Exemption pursuant to CEQA Guidelines; the Project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the Area Plan Environmental Impact Report ("EIR") (SCH Number 2022040512) certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts, including for traffic, noise, air quality, etc. A traffic analysis including a Vehicle Miles Travelled ("VMT") analysis was conducted for this project and was below the VMT screening limits required for any additional traffic study.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the ESGVAP for which an EIR was certified. The Project also includes one additional condition of approval for a tribal monitor during grading.

13. **COMMUNITY OUTREACH.**

The Applicant performed outreach on May 27, 2026 and July 8, 2026. Community concerns during both meetings included the following topics:

- Density,

- Concerns with traffic and the traffic analysis conducted,
- Street Improvements,
- The existing bike lanes within the community,
- Water availability; and
- Emergency evacuation issues.

14. **PUBLIC COMMENTS.**
Staff have received 13 inquiries about the Project, including 12 emails in opposition to the Project.

15. **AGENCY RECOMMENDATIONS.**

A. County Subdivision Committee: Recommended approval on Exhibit "A"/Exhibit Map dated April 1, 2026.

B. County Forester: Recommended clearance to public hearing with conditions in a letter dated October 2, 2025. The County Forester also confirmed that the Oak Tree Report submitted by the Applicant is accurate and complete as to the location, size, condition, and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP. There are two non-heritage oak trees to be removed. A total of four (4) mitigation trees are required for mitigation. The Applicant is providing mitigation trees of the Oak genus at a ratio of 2:1.

C. Los Angeles County Development Authority (“LACDA”) issued their recommendations for conditions of approval on a letter dated June 10, 2026.

16. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.160 (Notification Radius) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper publication (Highland Press Courier), and property posting. On July 23, 2026, Staff mailed a total of 630 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Irwindale Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Commission finds that the Project is consistent with applicable goals and policies of the ESGVAP (“Area Plan”), a component of the General Plan. The Project is within the P land use category of the Area Plan. For properties with the land use designation of P, and in the event that the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are

permitted. Therefore, since the surrounding areas are H9, H9 is permitted without a plan amendment. Based on the Project's Site net acreage of 8.5 acres, the maximum allowable density is 77 dwelling units. Consistent with the Area Plan, the applicant is requesting an additional 27 units for a total of 104 residential condominium units, under the applicable DBO and associated AHP, in return for setting aside 20 percent of the baseline dwelling units (16 units) as affordable housing at the lower income level.

18. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the Area Plan, a component of the General Plan's Land Use and Housing Elements, as the Project provides 104 dwelling units (88 market-rate units and 16 affordable units at the lower income level):

Area Plan Policy LU-3.3: Residential Neighborhoods. Preserve the character of the ESGV's established residential neighborhoods and equestrian districts and ensure that any new development contributes to the preservation and enhancement of the character and scale of these communities.

The existing site is a former elementary school. The new residential units will be surrounded by the existing SFRs in the area. The new residential units will be two stories and do not exceed 26 feet. The existing pattern of homes is one- to two-story SFRs.

The Commission further finds that the Project is consistent with the following policies of the General Plan:

Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas ("SEAs"). Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by SFRs. The Project Site is not located within an SEA, and no natural resources exist on the site.

Goal LU 4: 1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The 8.5-acre property was previously developed with an elementary school. The elementary school has been vacant for several years. Based on the property's size and land use designation, the baseline density is 77 units, plus a 35 percent density bonus (27 units), resulting in a net gain of 104 units. The 104-unit residential Project provides 16 affordable units.

Housing Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project proposes detached residential units within a compatible land use category intended for the development of detached condominiums, which provides entry-level home ownership opportunities. The housing development also includes 16 affordable units at the lower-income level.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-1-6,000 zoning classification as single-family homes are permitted in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5). The Project is also for the removal of two non-heritage oak trees, which are permitted in such zone pursuant to County Code Section County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) and the requirements of the CUP per Section 22.174.030 (Applicability).

20. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the yard setback requirements, with front and rear yard setback requirements consistent as modified through the related AHP. For irregular shaped lots, the Director may determine the front, side, and rear yards. While this lot fronts a public street on all sides, the front yard was determined to be along Aspan Avenue as it intersects with Clydebank Avenue for the first 268 feet, and the rear yard along Tudor Street. The Project modifies the yard standards as identified in County Code Section 22.18.040 (Development Standards for Residential Zones), allowing a 10-foot front yard setback from the 20 feet that is normally required, and a 10-foot rear yard setback from 15 feet that is normally required, under the related AHP. The required side yard setback is five feet and the Project provides a 10-foot-wide side yard setback.

21. **HEIGHT.** The Commission finds that the Project's proposed building height is consistent with the applicable development standards. The Project complies with the standards identified in County Section 22.18.040 (Development Standards for Residential Zones), requiring a maximum height of 35 feet. The Project proposes a 26-foot building height and will be verified through future approvals prior to building permit issuance.

22. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project's distance between buildings is consistent as modified through the related AHP. The minimum distance of 10 feet is required between all main residential buildings, including those with attached garages on the same lot identified by County Section 22.110.050 (Distances Between Buildings). Accessory structures including detached garages may be a minimum distance of six feet from main buildings. As a reduction of development standards, under the related AHP, the Project provides a minimum of four

feet between garages, and eight feet between habitable spaces or between habitable space and garage.

23. **FENCES AND WALLS.** The Commission finds that the Project's maximum height of fences and walls is consistent, as modified through the related AHP. The Project modifies the standards identified in County Code Section 22.110.070 (Fences and Walls), which allows a maximum height of three and one-half feet in height within the front yard setback. As an increase in the required wall development standards under applicable AHP, the Project proposes six-foot walls within the front yard setback. Fences and walls along the side and rear yard area are allowed at six feet.

24. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Each detached unit will provide two covered standard spaces. The Project provides two parking spaces within each unit's garage and 33 uncovered guest parking spaces. Short-term and long-term bicycle parking is not required; however, 104 long-term bicycle spaces (one space per unit) are provided within each garage. As long as the long-term bicycle parking spaces are not located within the required vehicle parking spaces, they may be located within the garage or private area of the home and will be verified through future approvals prior to building permit issuance.

25. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps) and Section 22.140.240 (Grading Projects). A CUP is required to allow for on-site grading of more than 100, 000 cubic yards. A total of 167,894 cubic yards ("cy") of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. Prior to any grading the Applicant shall retain a qualified monitor as required per the Tribal Monitor conditions.

26. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards) ("RDSO") except for those as modified with the related AHP. Each unit is considered a multi-unit private entry ground level unit per the RDSO. Each unit shall comply with all RDSO including the following requirements except as otherwise modified with the related AHP.

    a. **Building Site and Access**. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks or public-rights-of way where sidewalks are not present to the front entrance of the buildings, courtyards, or individual units facing the street. The Project is consistent as all units are accessible from a pedestrian walkway from the public right-of-way or an internal walkways from a paseo or internal walkways that connect to the public walkways. All street-facing primary entryways that face the motor court are allowed to provide the primary pedestrian entrance from the motor court, so long as the pedestrian

pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated and will be verified through future approvals prior to building permit issuance.

b. **Front Yards and Building Orientation.** All buildings shall have at least one primary pedestrian entrance along the frontage orientated toward the primary adjoining street. The Project is consistent with these standards as the detached residences are located along the perimeter of the designated front property line along Aspan Avenue.

c. **Canopy Trees.** A development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area to the street. The Project is consistent with these standards, as a total of 11 trees along the designated front property line is required to be planted. A total of 48 perimeter trees are proposed and will be verified prior to building permit issuance.

d. **Ground Floor Treatments**. All street-facing buildings shall have at least one primary pedestrian entrance orientated to the right-of-way from the front yard or if proposed from an Interior courtyard, an entrance that may face the courtyards and be lit with minimum of one light fixture. The Project will be verified through future approvals prior to building permit issuance.

e. **Entryway Articulation.** All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520.E (Entryway Articulation Strategies. The Project will be verified through future approvals prior to building permit issuance.

f. **Ground Floor Privacy.** All residences shall mitigate privacy concerns for residences by implementing two strategies per Table 22.140.520-F (Entryway Privacy Mitigation Strategies). The Project is consistent as modified with the related AHP. The Project shall incorporate one strategy.

g. **Articulation and Architectural Strategies**. Ground floor privacy strategies for multi-unit (private entry) residences require two strategies of Table 22.140.520.G (Articulation and Architectural Detailing Strategies). The Project is consistent as modified with the related AHP. The development, comprised of multiple buildings facing internal private roadways and paseos/courtyards, shall incorporate one strategy of the accent types in Table 22.140.520.G.

h. **Building Façade Details**. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in the RDSO. The Project will be verified through future approvals prior to building permit issuance.

i. **Balconies and Patios.** Ground floor units shall provide private patios with a minimum 100 square feet and 7 feet deep. The Project will be verified through future approvals prior to building permit issuance.

j. **Walls and Fences (Transparency and Materials).** Any fence in the front yard setback over three and one-half feet shall be a minimum of 50 percent transparent along the frontage. As modified through the related AHP, the fences or walls would not require 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space. An additional incentive request is to allow for pre-manufactured vinyl posts and panels. The request is for pre-manufactured vinyl posts and panels instead of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. Pre-manufactured vinyl or polyvinyl chloride (PVC) is typically accepted as a fence and wall material, but was not specifically listed in the ordinance

27. **ACCESSORY EQUIPMENT.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.110.040 (Accessory Structures and Equipment) as modified through the related AHP. Ground-mounted equipment (air conditioners, heaters, filters, and fans) may be used in required rear yards and must be a minimum of at least two and one-half feet from any lot line, and such structures do not exceed a height of six feet. Ground-mounted equipment may not be located within the building separation. The ground-mounted equipment is proposed to be located within the front yard, side and rear yards and within the building separation for each unit. Therefore, all ground-mounted equipment must be located at least a minimum of 10 feet from each property line and may be allowed within the required building separation, as long as they comply with Fire access and clearance requirements. All equipment must be screened from the public right-of-way.

28. **OAK TREES.** The Commission finds that the Project is consistent with the standards identified with Zones R-A, R-1, R-2, R-3, R-4, and R-5) and the requirements of the CUP per Section 22.174.030 (Applicability). The request for two existing oak trees to be removed will be mitigated and replaced by four oak trees as required by the County Forester.

29. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), the applicant shall plant or cause to be planted within the front yard one tree for every 25 feet of street frontage for each parcel. The front property line is 268 feet and shall require 11 street trees to be planted within the first four feet of the designated front property line along the northern portion along Aspan Avenue. The Project proposes 245 trees that include 50 small accent trees, 60 medium trees, 4 large shade trees, 83 interior street trees, and 48 perimeter street trees. 11 of the perimeter trees must be planted and spaced at least every 25 feet within the first four feet of the designated front property line. The four large trees are the required replacement oak trees.

30. **STORAGE AREAS FOR TRASH AND RECYCLING**. The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project will provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area so long as it is not located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up, they must be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access, walkways, and the private driveways and fire lanes.

31. **PUBLIC ART IN PRIVATE DEVELOPMENT PROGRAM.** The Commission finds that this project is required to comply with Section 22.246.090 (Public Art in Private Development Program), which will require the installation of public art on the project site or payment of an in-lieu fee (1% of the building valuation of the project) prior to building permit issuance.

CONDITIONAL USE PERMIT FINDINGS

32. The Commission finds that the proposed use will be consistent with the adopted Area Plan, a component of the General Plan. The Project is consistent with the H9 land use designation in terms of use and density and complies with the applicable DBO.

33. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site was a former elementary school. The proposed use will now be residential, and the surrounding properties are residential. The Project will not adversely affect the health, peace, comfort, or welfare of persons residing in the area. The Project is consistent with the neighboring properties that are also SFR units and thus will be similar to the surrounding area. The residential units with attached garages are proposed to range in size from 1,640 square feet to 2,192 square feet and propose to not exceed the maximum height of 35 feet, which is consistent with allowed residential standards in the existing neighborhood. As the Project proposes grading of more than 100,000 cy, grading will be regulated by this grant and conditions of approval will ensure that prior to any grading, , a Tribal Monitor and Monitoring plan wll be required to minimize disturbances to Tribal Cultural resources.

34. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is irregularly shaped and 8.5 acres in size, which is sufficiently adequate to accommodate the yards, walls, fences, parking, landscaping and other development features required by the County Code, as modified through the AHP. The Project complies with all development standards set forth by the County Code as modified, including the front and rear yard reduction and an increase in wall heights to provide private yards for each residence. Since these are detached residences on a multi-family lot, the Project was designed to provide private yards for each residential unit to have a private yard area similar to the existing neighborhood, where single-family lots have fencing of up to six feet along their side and rear yards. These private yard areas are smaller in scale; however, the Project also provides common areas not only for the residents but for the surrounding neighborhood as well. Two park-like areas will benefit the existing community with additional passive park space for both residents and the surrounding neighborhood whereas before the existing school site was closed to the public and only existing sidewalks could be utilized by surrounding neighbors. The Project will now incorporate additional public spaces and sidewalks throughout the development for all to utilize. The Project Site was designed to have entrances and exits align with existing public streets and integrates public sidewalks and walkways through the Project Site.

35. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate because the Project Site is an urban infill site, which is surrounded by paved and improved 36-foot-wide Secondary Highways as designated on the County Master Plan of Highways. Public Works reviewed a traffic analysis and VMT analysis and determined that the Project's VMT analysis was below the screening limits to require any additional traffic study.

OAK TREE PERMIT FINDINGS

36. **The Commission finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.** The two existing non-heritage oak trees will be removed to accommodate the density of the Project; no other oak trees exist or will remain on the Project Site.

37. **The Commission finds that the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.** The Project will result in the removal of two non-heritage oak trees and will not result in any soil erosion at the Project Site according to the hydrology report. Based on the proposed density and

layout, it is necessary to remove the two non-heritage oak trees would not allow for the requested density. Alternative development plans cannot achieve the same permitted density.

38. **The Commission finds that the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** The Project will result in the removal of two non-heritage oak trees at the Project Site. The two oak trees are located within the front yard setback areas near Tudor Street and Aspan Avenue. They are located where multiple units are proposed. There are no alternative development plans proposed.

39. **The Commission finds that the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** This OTP authorizes the removal of two non-heritage oak trees. The County Forester requires the Applicant to plant and maintain oak trees at a ratio of 2:1 on the Project Site for a total of four oak trees. This is stated in the conditions of the County Forester.

ADMINISTRATIVE HOUSING PERMIT FINDINGS

40. **Review Authority. The Commission finds that the Commission is the review authority when a discretionary application is filed concurrently with an application for an Administrative Housing Permit.** This AHP is filed concurrently with a Vesting Tentative Tract map, CUP and OTP application.

ENVIRONMENTAL FINDINGS

41. The Commission finds that the Project qualifies as a Statutory Exemption pursuant to CEQA State CEQA Guidelines section 15183. The Project is consistent with the Area Plan and its Final Environmental Impact Report ("EIR") (SCH Number 2022040512) which was certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts. The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. The Project also includes additional conditions of approval related to tribal

monitoring during grading activities to provide more robust protection in the event that any tribal cultural resources are inadvertently encountered.

ADMINISTRATIVE FINDINGS

42. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with the County Code Chapter 22.121 (Inclusionary Housing), because the Project includes 16 units based on the submarket area and project size at 80 percent AMI (Lower Income) level. The 16 units also account for the required set-aside units for DBO.

43. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the Area Plan, a component of the General Plan and Zoning, and would not have a specific adverse impact upon public health or safety as described in the CUP, AHP, and environmental findings.

44. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB 330 (The Housing Crisis Act), the number of publicly held meetings do not exceed the five-meeting limit. One meeting occurred on the following date:

    - Commission Hearing held on September 2, 2026.

45. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012 and online on the LA County Planning website. The custodian of such documents and materials shall be the Director.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan;

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

E. The removal of the oak trees is necessary for development reasons, as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that the alternative plans cannot achieve the same permitted density, or the cost of such alternatives would be prohibitive;

F. The Project will result in the removal of two oak trees and will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated; without precluding the reasonable and efficient use of subject property for a use otherwise authorized;

G. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure. will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit Procedure; and

H. That the application meets all the requirements for an Administrative Housing Permit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15183, Statutory Exemption.

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025003567, OAK TREE PERMIT NO.** RPPL2025003569, and **ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203** subject to the attached conditions.

ACTION DATE: September 2, 2026

JH:EGA:ML

8/19/2026

EXHIBIT D

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-002162
VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)

PROJECT DESCRIPTION

The project is a new multi-family lot with 104 detached residential condominium units on 8.5 acres in the R-1-6,000 Zone. The project includes a conditional use permit for grading of more than 100,000 cubic yards, an administrative housing permit for a 35 percent density bonus (27 units) in return for setting aside 16 for-sale affordable units at the lower income level, with waivers and incentives and an oak tree permit for the removal of two non-heritage-sized oak trees known collectively as the "Project Permits" subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant.** Unless otherwise apparent from the context, the term “Applicant” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6 and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. The Applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void, and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Applicant or the Applicant's counsel.

    A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    B. At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration. Vesting Tentative Tract Map No. 84788 shall expire on September 2, 2028.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.

8. **Exhibit Map**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **November 2, 2026.**

9. **Revisions to Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted, the Applicant shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and the applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Applicant from compliance with these conditions and applicable regulations.

11. **Inspection Fees**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Applicant shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be **$470.00 p**er inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Applicant pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Applicant shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Applicant shall provide proof of payment upon request from LA County Planning.

13. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238(Modifications and Revocations). Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.

14. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

15. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

16. **Compliance to County Code Title 21 and Title 22**. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

17. **Maintenance**. The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which The Applicant has control. All structures, walls and fences open to public view shall

remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

Grading

18. **Grading**. The Applicant shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

Public Art

19. **Public Art**. Prior to the issuance of any building permit(s), the Applicant shall first submit to the Department of Arts and Culture, an Art Plan with a proposal committing the Applicant to comply with the Program Requirements and must be approved prior to submitting for approval and incorporation of the approved cultural facility or structure or art installation into the Project site plan that is approved by LA County Planning. The Public Art should also be noted on a Revised Exhibit "A", as part of the Project's review for the construction of the units with LA County Planning.

20. **In-Lieu Fee**. As an alternative to providing Public Art, the Applicant may pay a fee to be deposited in the PAPD Fund equal to one percent of the building valuation of a development project. Alternatively, if the Developer provides Public Art as described above, and the value of such Public Art is less than one percent of the building valuation, the Applicant shall pay the difference between one percent of the building valuation and the Public Art to the PAPD Fund. The Applicant shall provide proof of payment of the PAPD in-lieu fee, pursuant to Chapter 22.246.090 (PAPD) if not providing an approved cultural facility or structure or art installation as part of the development project as administered by the Department of Arts and Culture.

PRIOR TO RECORDATION OF A FINAL MAP

Tree Planting

21. **Tree Planting.** Prior to final map recordation, the Applicant shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Project shall provide 11 trees to be planted within the first four feet of the designated front property line along the northern portion of Aspan Avenue. The trees must be planted and spaced at least every 25 feet within the first four feet of the designated front property line.

22. **Tree Planting Bond**. Prior to final map recordation, the Applicant shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

Condominiums

23. **Condominium Project Details**. The Applicant shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 104 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

24. **Covenant and Agreement for Condominium Project**. Prior to final map recordation, the Applicant shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Applicant shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

25. The Applicant shall submit a copy of the project's CC&Rs to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

26. The Applicant shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees), irrigation systems, wall, fence, and recreation/green space areas, to the satisfaction of the Director.

27. The Applicant shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the guest parking, private driveways, and fire lanes for access into and out of the subdivision.

Driveway Conditions

28. The private driveways shall be labeled as Private Driveways and Fire Lanes on the final map.

29. The Applicant shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated April 1, 2026 or an Amended Exhibit Map approved by the Director.

30. The external vehicular access points and internal private driveways and fire lanes shall not be gated. Gated vehicular access shall be listed as a prohibition within the CC&Rs and other Departments may not grant permission to allow gates.

Existing Structures

31. The Applicant shall obtain demolition permits from Public Works, Building and Safety Division ("B&S") to demolish the existing elementary school and associated structures located within the lot as delineated on the Vesting Tentative Tract Map No. 84788 dated April 1, 2026. The Applicant shall provide photographs and/or other evidence satisfactory to the Director that the structures in question have been removed. The Applicant must provide a copy of these conditions to B&S as part of their building permit submittal for the demolition permits and B&S must acknowledge receipt and notify Planning before issuing the permit.

Public Art

32. **Covenant**. An Applicant shall decide between the In-Lieu Fee or Public Art Installation as indicated in County Code Section 22.246.090 (Public Art in Private Development Program) ("PAPD"). A covenant shall be required to ensure compliance and provided to LA County Planning prior to final map recordation. Once an Applicant elects to fulfill the PAPD requirements by either the In-Lieu Fee or Public Art Installation, the Department of Arts and Culture will administer the PAPD.

Tribal Cultural Resources

33. **Tribal Monitor.** Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor(s) (“Tribal Monitor”) who is approved by the Gabrieleno Band of Mission Indians – Kizh Nation (“Tribe”) to provide tribal monitoring/consulting services. The term “ground disturbance activities” refer to activities that may include demolition resulting in ground disturbance, clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the Project Site and off-site areas as included in the project description. Prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, the Applicant shall submit a copy of the executed monitoring agreement with the Tribe to the LA County Planning.

34. **Tribal Cultural Resources Monitoring Plan.** Prior to the commencement of any ground disturbance activities, the Applicant or its consultant shall prepare and submit a Tribal Cultural Resources Monitoring Plan (“Monitoring Plan”) to the Tribe for review and the County for approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant as provided in Condition No. 36 (Discovery of Tribal Cultural Resources).

35. **Tribal Monitoring**. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, any tribal cultural

resources encountered, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of monitor logs shall be provided to the Applicant/LA County Planning upon request from the Tribe. Monitoring shall end when ground disturbance activities are completed as confirmed by the Applicant in writing to the Tribe and LA County Planning, and when the Tribe provides a written notification to the Applicant and LA County Planning that all ground-disturbing activities for the Project are complete and that the construction activities at the Project site have a low potential for impacting tribal cultural resources. If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribe by the Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by the Applicant, in writing, prior to the start of each set of scheduled activities. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to LA County Planning.

36. **Discovery of Tribal Cultural Resources.** If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor and/or Tribal Archaeologist evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. If the discovery proves significant as determined by the Tribal Monitor, Tribal Archaeologist, and Tribe, appropriate measures shall be recommended, subject to the County's approval, to mitigate potential impact to tribal cultural resources. Avoidance and preservation in place, or recovery and retention by the Tribe, shall be the priority measures in treatment of tribal cultural resources associated with the project site as deemed appropriate by the Tribe. If any other method of treatment is required for tribal cultural resources associated with this site, the applicant will cover all costs related to treatment, including, but not limited to, ceremony, reinterment, transfer of objects, and care of objects. The applicant shall relinquish all rights to tribal cultural resources inadvertently discovered during and after the completion of project-related activities. The Tribal Monitor shall coordinate with the applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to LA County Planning.

37. **Unanticipated Discovery of Human Remains**. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended, and the construction manager shall immediately notify the County Medical Examiner pursuant to State Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.8. The code sections shall be enforced for the duration of the project.

    A. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.

B. Preservation in place is the preferred manner of treatment.
C. Any discovery of human remains shall be kept confidential to prevent further disturbance.

Construction activities may resume in other parts of the project site at a minimum of 150 feet away from discovered human remains, if the County and Tribe determine that resuming construction activities at that distance is acceptable and provides the applicant express consent of that determination (along with any other mitigation measures the Tribe monitors and/or archaeologist deems necessary).

In the case where discovered human and funerary remains cannot be fully documented and recovered on the same day, the Tribe and LA County Planning, in consultation with the Applicant, shall determine how to divert the project and protect the remains in place. If the project cannot be diverted and preservation in place is not possible, the Tribe and LA County Planning shall, in consultation with the Applicant and/or property owner, establish a Reburial Plan. The plan may include, but not be limited to, designating a location within the footprint of the project for the respectful reburial of the remains, procedures for storing the remains, the schedule for reburial of the remains, and, if approved by the Tribe, regulations for data recovery.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1- 26)

The following report consisting of 13 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

9. Place standard condominium notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.

12. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.

13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz Phone (626) 458-4921 Date 4/27/2026

TR84788L_Rev3_RPPL2025002201

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 84788

TENTATIVE MAP DATE: 04/01/2026
EXHIBIT MAP DATE: 04/01/2026

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 1/07/2025, or the latest revision, to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/ldd/web/forms.aspx

2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

Review by: _____ Date: 4/15/2026 Phone: (626) 458-4921
Mike Tran

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

PCA LX001129/A863
EPIC LA RPPL2025002201

Tentative Tract / Parcel Map	84788	**Tentative Map Dated**	**4/1/2026 (Exhibit A)** **Parent Tract** ---
Grading By Subdivider? [Y] (Y/N)	83,947 yd^3	**Location**	Covina
Geologist	Associated Soils Engineering Inc.	**Subdivider**	RC Homes
Soils Engineer	Associated Soils Engineering Inc.	**Engineer/Arch.**	United Civil Inc.

Review of:
Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: **5/29/2025**
References: ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

Prepared by

Lance Narcida
Geotechnical Section

REGISTERED PROFESSIONAL ENGINEER · GEORGE MOLINA · No. 3308 · GEOTECHNICAL · STATE OF CALIFORNIA

PROFESSIONAL GEOLOGIST · Geir R. Mathisen · No. 2376 · CERTIFIED ENGINEERING GEOLOGIST · STATE OF CALIFORNIA

Vanessa Torres
Engineering Geology Section

Date 4/15/2026

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended without final map grading conditions since no improvements are proposed on the tentative map.

REQUIREMENTS PRIOR TO BUILDING PERMIT:

1. Submit a grading plan for approval and comply with the approved CUP conditions and Exhibit "A" map. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required. Also provide approval of:
    a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
    b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

Name Dennis Tovar Date 04/27/2026 Phone (626) 458-4921

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate corner cutoffs at all streets including private drives intersections along the property frontage to accommodate an ADA conforming standard curb ramps (Use Caltrans Standard Plan A88A, Case A) to the satisfaction of Public Works.

2. Construct (or reconstruct) curb ramps at all streets including private drives intersections along the property frontage to the satisfaction of Public Works.

3. Rehabilitate pavement of Clydebank Avenue, Aspan Avenue and Tudor Street along the property frontage. The applicant shall submit a revised traffic index, and a material report to justify his/her proposal.

4. The road alignment as shown at "D" Drive and Grovedale Street is not necessarily approved. Achieve a continuous centerline alignment between "D" Drive and Grovedale Street.

5. Reconstruct or modify all non-ADA conforming curb ramps on Clydebank Avenue, Aspan Avenue and Tudor Street to the satisfaction of Public Works.

6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage to the satisfaction of Public Works.

7. Construct new driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

8. Repair any displaced, broken, or damaged improvements damaged during construction to the satisfaction of Public Works.

9. Plant street trees along the property frontage on Clydebank Avenue, Aspan Avenue and Tudor Street to the satisfaction of Public Works. Provide irrigation for the said trees.

10. Underground all new utilities to the satisfaction of Public Works and Southern California Edison.

11. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, along the property frontage to the satisfaction of Public Works.

12. Install postal delivery receptacles in groups to serve two or more residential parcels.

13. Prior to building permit, submit a signing and striping plan through EPIC-LA under "Public Improvement Plans: Signing and Striping" to remove school-related signing and striping in the adjacent streets directly to Public Works for review and approval.

Contact Launda Zako of Public Works, Traffic Safety and Mobility Division, at (626) 300 – 4724 or lzako@dpw.lacounty.gov for further information.

14. Comply with street lighting conditions per the attached Traffic Safety and Mobility Division memo dated August 25, 2025, to the satisfaction of Public Works.

Prepared by Aissa Carrillo AC Phone (626) 458-4921 Date 04-20-2026

tr84788r-rev3.doc

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD) 1687. The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works along property frontage of Project.

2. New Streetlights are required. Provide streetlights on new concrete poles with underground wiring. The streetlights shall be designed as a County owned and maintained system.

3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

4. If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.

5. For subdivisions, Street lighting plans shall be approved prior to map recordation.

6. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

7. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.

8. Upon approval of the Tentative Map, the developer must notify nzaldana@dpw.lacounty.gov in order to initiate the annexation process.

9. Upon approval of the Tentative Map, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):

    a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
    b. Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in

either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.

c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
d. If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
e. For subdivisions, provide a copy of the recorded subdivision map, if recorded.

10. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.

11. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to nzaldana@dpw.lacounty.gov

TRANSFER REQUIREMENTS

12. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

13. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):

a. All required streetlights (LS-2/LS-3) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to nzaldana@dpw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.
d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

14. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.

15. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

Prepared by: Naomi Zaldana Phone: (626) 300-4741

Date: 8/25/2025

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT MAP NO.: 84788 **TENTATIVE MAP/EXHIBIT A DATED 04-01-2026**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study for the proposed subdivision (PC12763AS, dated 10-09-2025) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements. (For sewers not located within public R/W)

4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

Prepared by Justin Dulay Phone (626) 458-4921 Date 04-08-2026
Tr84788s-rev3

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The Will Serve letter issued by the City of Azusa, dated May 21, 2025, will expire on May 21, 2026. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Aissa Carrillo AC Phone (626) 458-4921 Date 04-20-2026

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2025002201	PROJECT NUMBER:	TR 84788
CITY/COMMUNITY:	Covina	STATUS:	Cleared
PROJECT ADDRESS:	5034 Clydebank Avenue Covina, CA 91722	DATE:	04/29/2026

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. The fire lane shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map- Tract.
2. A common access agreement is required for the fire lane since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be perform through EPIC-LA in the project's Final Map plan number.
3. Prior Final Map recordation, provide written verification stating the required public fire hydrants have been bonded for in lieu of installation. Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan plan number.
4. Install 1 public fire hydrant as noted by the Fire Department. The required fire flow for public fire hydrant for this project is 500 gpm at 20 psi residual pressure for 1/2 hours.
   All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
5. Install 2 private fire hydrants as noted on the Exhibit Map by the Fire Department. The required fire flow for a single private fire hydrant is 1250 GPM @ 20 psi residual pressure for 2 hours.
   All required private fire hydrants shall be installed, tested and approved prior to building occupancy. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
   Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.
6. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance with the following language:
   "A separate water line shall be installed specifically for the private fire hydrants and other private fire equipment and shall not be connected to domestic service lines or any other water lines. All private fire hydrant systems and fire equipment systems shall always remain operational. The Association shall regularly inspect, maintain, and repair the private water lines and hydrants located within the Private Streets/Private Driveway and Fire Lane in the Community as required by the County of Los Angeles Fire Department. The Association shall comply with the maintenance and inspection schedules in the Association Maintenance Guide applicable to the Fire Service Connection, Private Onsite Fire Line, Onsite Fire Hydrants and Fire Equipment. The Association shall also inspect for any blocked water lines or related systems which could cause the water lines or hydrants in the Community to fail. Any Failure within the Fire System shall be given immediate attention and shall be repaired immediately. Fire hydrant systems shall be maintained in operating condition at all times and shall be replaced or repaired where defective. (In compliance with the County of Los Angeles Fire Code). Failure to comply will result in County of Los Angeles and Fire Department action. The Association shall retain qualified maintenance technicians or professionals to perform such maintenance, and qualified inspectors to perform such inspections. The inspections required to be conducted, shall be performed at least annually. The inspectors shall provide written reports of their inspections to the Association promptly following

Reviewed by:

completion thereof. The inspection reports shall identify any items of maintenance or repair which either require current action by the Association or will require prompt further review and analysis. Such inspection reports shall specifically include a review of all private water lines and hydrants within the Private Streets/Private Driveway and Fire Lane in the Community. The Association shall immediately cause all matters identified as requiring attention to be maintained, repaired, or otherwise reviewed and analyzed in accordance with prudent business practices, industry standards, and recommendations of the inspectors. The inspection, maintenance, repair and replacement work shall be paid by the Association at its sole cost and expense."

7. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE”. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3

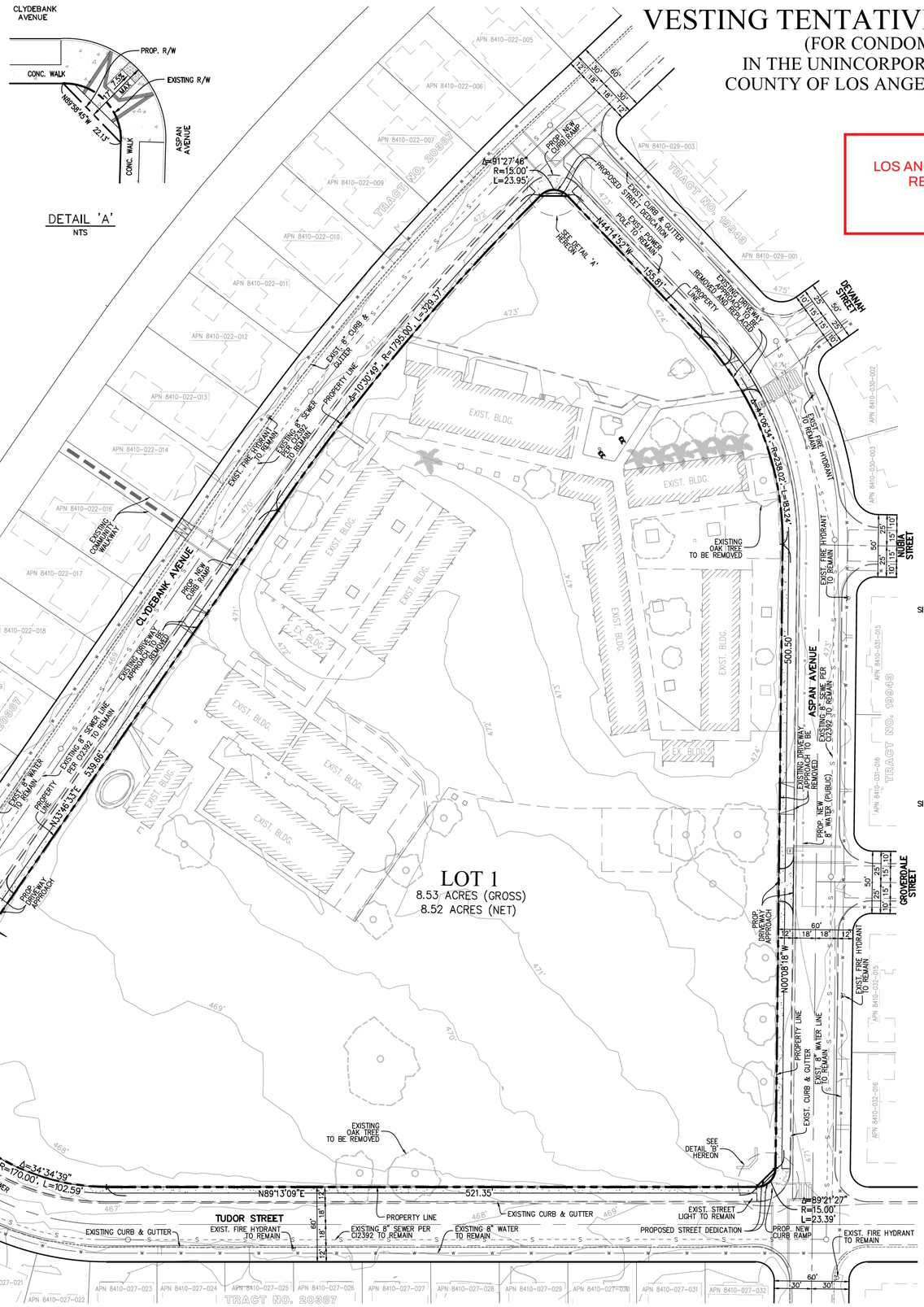
For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

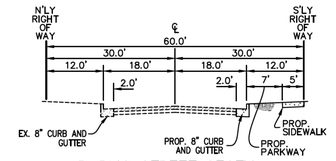
Reviewed by:

VESTING TENTATIVE TRACT MAP NO. 84788

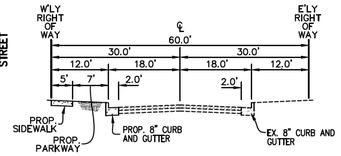
(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
TENTATIVE MAP TR 84788
4.1.26

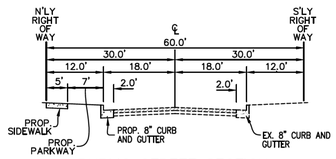




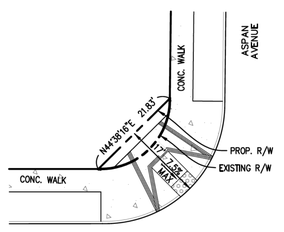
PUBLIC STREET SECTION
CLYDEBANK AVENUE – 60' ROW
NTS



PUBLIC STREET SECTION
ASPAN AVENUE – 60' ROW
NTS



PUBLIC STREET SECTION
TUDOR STREET – 60' ROW
NTS



DETAIL 'B'
NTS

SCALE: 1" =40'
0 40 80 120

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 4, 8, 9 AND 10 OF THE BARCLAY AND HUNT'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 18 PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES AND PORTIONS OF WALNUT AVENUE, VACATED, AND HUNT AVENUE, VACATED, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 88 OF TRACT 19889, AS SHOWN ON MAP RECORDED IN BOOK 508, PAGE 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, WITH THE CENTER LINE OF DEVANAH STREET, AS SAID CENTER LINE IS DESIGNATED ON THE MAP OF SAID TRACT 19889; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTER LINE, SOUTH 55°35'27" WEST 184.10 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 238.02 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 55°35'27" EAST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG SAID CURVE 142.32 FEET; THENCE TANGENT TO SAID CURVE SOUTH 00°09'05" EAST 500.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST TANGENT TO SAID LAST MENTIONED COURSE, AND HAVING A RADIUS OF 15 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 23.40 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 89°14'00" WEST 521.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 170 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE 102.49 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 56°13'27" WEST 83.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 15 FEET; THENCE NORTHERLY ALONG SAID LAST MENTIONED CURVE 23.56 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 33°46'33" EAST 539.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1795 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE 329.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 15 FEET, A RADIAL OF SAID COMPOUND CURVE TO THE BEGINNING THEREOF BEARS NORTH 45°42'37" WEST, THENCE EASTERLY ALONG SAID COMPOUND CURVE 23.94 FEET; THENCE TANGENT TO SAID COMPOUND CURVE SOUTH 44°15'42" EAST 155.80 FEET TO THE NORTHWESTERLY CONTINUATION OF THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 238.02 FEET; THENCE SOUTHEASTERLY ALONG SAID CERTAIN CURVE 40.95 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE OIL, GAS, PETROLEUM, AND HYDROCARBON SUBSTANCES IN AND UNDER OR RECOVERABLE FROM THE PROPERTY HEREBY CONVEYED, BELOW A DEPTH OF 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY, TO EXPLORE FOR, DEVELOP, AND REMOVE THE SAME, BY MEANS OF WELLS AND EQUIPMENT HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID PROPERTIES AND ENTERING SAID PROPERTY BELOW 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, TOGETHER WITH RIGHTS OF WAY, EASEMENTS AND SERVITUDES IN AND THROUGH THE SUB-SURFACE OF SAID SAID LAND FOR BORING WELL HOLES IN AND THROUGH THE SUB-SURFACE OF SAID LAND, AS GRANTED TO SEE-BAR DEVELOPMENT CO., A PARTNERSHIP, BY DEED RECORDED AUGUST 24, 1954, IN BOOK 45400 PAGE 106, OFFICIAL RECORDS.

APN: 8410-028-900

GENERAL NOTES:

1. ALL EXISTING BUILDINGS/STRUCTURES SHALL BE REMOVED.
2. TYPICAL BUILDING SETBACK FROM PUBLIC RIGHT OF WAY IS 10 FEET.
3. ALL SANITARY SEWER MAINLINES SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE EASEMENT WHEN LOCATED WITHIN PRIVATE DRIVE. EACH RESIDENTIAL UNIT WILL BE SERVED BY A SEPARATE 4" SEWER LATERAL THAT IS CONNECTED TO THE SEWER MAIN WITHIN PRIVATE DRIVE AND FIRE LANES.
4. THERE ARE NO PROPOSED GATES FOR THIS PROJECT.
5. THERE ARE NO RETAINING WALLS PROPOSED FOR THIS PROJECT.
6. ONSITE STORM DRAIN SYSTEM TO BE PRIVATELY MAINTAINED.
7. THERE ARE NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.
8. THERE ARE OAK TREES EXISTING WITHIN THE PROJECT BOUNDARY.
9. RELATED ENTITLEMENTS:
   - VESTING TENTATIVE MAP NO. 84788 RPPL2025002201
   - ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203
   - CONDITIONAL USE PERMIT NO. RPPL2025003569
   - OAK TREE PERMIT NO. RPPL2025003567

UTILITY PROVIDERS:

LA COUNTY PUBLIC WORKS
900 S. FREMONT AVE.
ALHAMBRA, CA 91803
(626) 458-5100

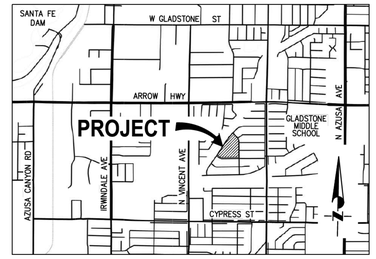
SO. CALIF. GAS COMPANY
9400 OAKDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-2511
EMERGENCIES: (800) 427-2200

UNDERGROUND SERVICE ALERT
(800) 422-4133

AZUSA LIGHT AND WATER
729 N. AZUSA AVE.
AZUSA, CA 91702
(626) 812-5225

SOUTHERN CALIFORNIA EDISON
5010 AZUSA CANYON ROAD
IRWINDALE, CA 91706
(800) 655-45555

AT&T
(833) 537-9326



VICINITY MAP
N.T.S

LAND USE:

EXISTING LAND USE
- ONSITE – SCHOOL
- NORTH – SINGLE FAMILY RESIDENTIAL
- SOUTH – SINGLE FAMILY RESIDENTIAL
- EAST – SINGLE FAMILY RESIDENTIAL
- WEST – SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: SINGLE FAMILY RESIDENCE (R-1-6000)
PROPOSED ZONING: SINGLE FAMILY RESIDENCE (R-1-6000)

PROPOSED 104 DETACHED RESIDENTIAL CONDOMINIUMS SUBMITTED UNDER PROVISIONS OF STATE OF CALIFORNIA DENSITY BONUS LAW (GOV §65915 et seq)

PROJECT AREA:

GROSS AREA: 371,543 S.F. / 8.529 ACRES
NET AREA: 371,348 S.F. / 8.524 ACRES

FLOOD NOTE:

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN ZONE "X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 06037C 1700 F BEARING AN EFFECTIVE DATE OF 09/26/2008

ZONE "X" DENOTES AREA'S OF MINIMAL FLOOD HAZARD.

EASEMENTS:

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS

ASSESSOR'S PARCEL NUMBER:

8410-028-900

BASIS OF BEARINGS:

THE BEARING NORTH 33°46'33" EAST ALONG THE CENTERLINE OF CLYDEBANK AVENUE AS SHOWN ON TRACT NO. 20387, FILED IN BOOK 535, PAGES 20 TO 23 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.

BENCHMARK:

COUNTY OF LOS ANGELES BM NUMBER: 405494
ELEVATION = 486.378FT NAVD88 (2013 ADJUSTMENT)

DESCRIPTION:
LA CO SURVEY CONTROL SYSTEM MON MKD
(AZUSA K-12 RM1 1957 RE 5869) AT SW CORNER ARROW HWY AND LARK ELLEN AV 40FT S/O AND 40 W/O C/L INT

LEGEND:

- PROPERTY LINE / BOUNDARY
- EXISTING R/W
- EXISTING SEWER LINE — SS —
- EXISTING WATER LINE — W —
- EXISTING STORM DRAIN
- EXISTING GRADE CONTOUR 475'

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
CLEARED FOR PUBLIC HEARING
04/29/2026
RPPL2025002201

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO.46026 EXP.12-31-26 CIVIL STATE OF CALIFORNIA

DEVELOPER:
RC HOMES [redacted]

The Cove at Clydebank
COVINA

PLAN PREPARED BY:
UNITED CIVIL, INC.
[redacted]
SIEW HUAT NG R.C.E. 46026 — 03/17/2026 DATE

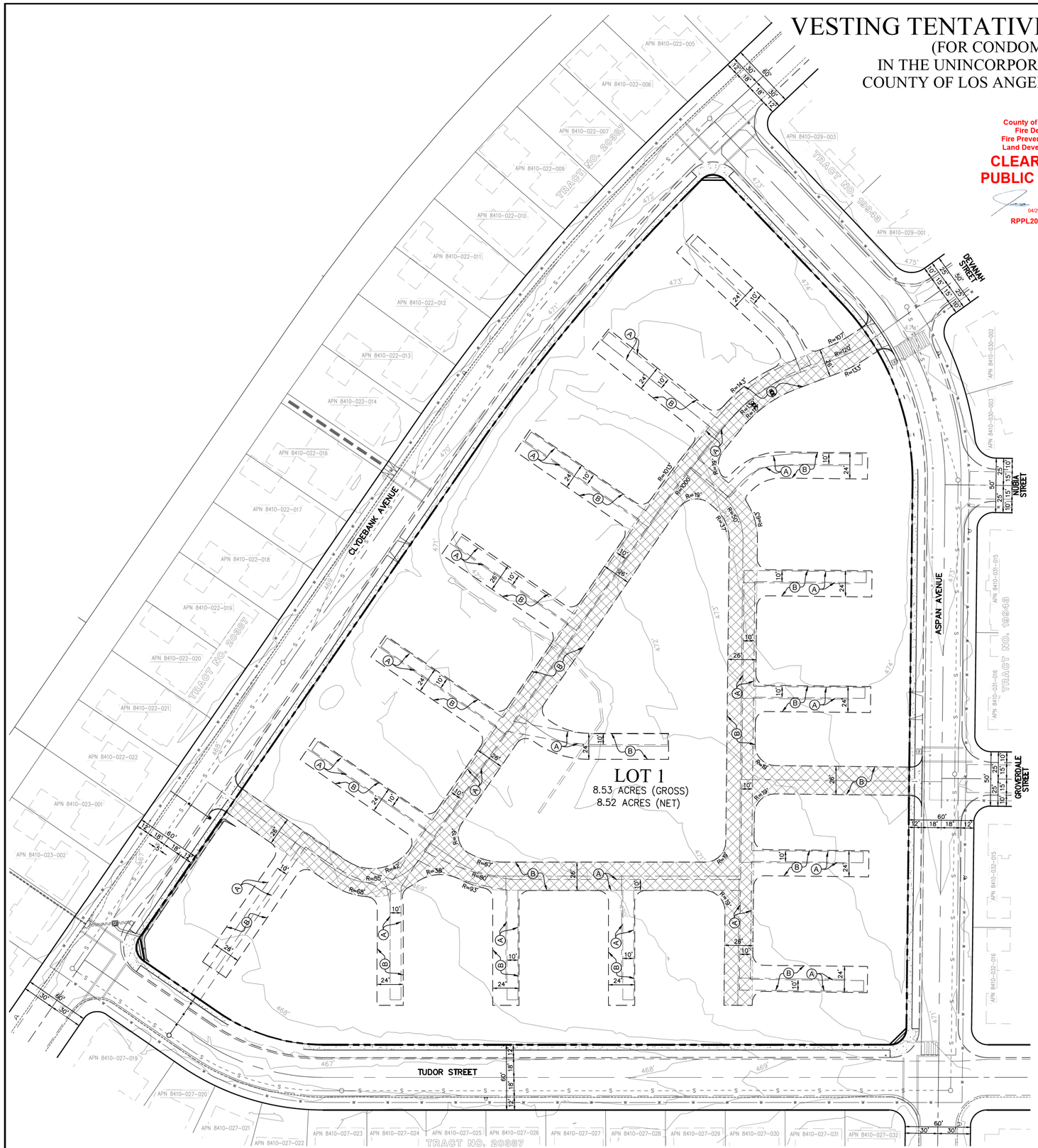
NO.	DATE	REVISIONS	BY	APPR

THE COVE AT CLYDEBANK
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 84788
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 84788

(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
CLEARED FOR PUBLIC HEARING
04/29/2026
RPPL2025002201



EASEMENT NOTES:

(A) 10' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES.

(B) AN EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER INGRESS AND EGRESS PURPOSES

LEGEND:

- PROPERTY LINE / BOUNDARY
- EXISTING R/W
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING GRADE CONTOUR
- FIRE LANE

SCALE: 1" =40'
0 40 80 120

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO.46026
EXP.12-31-26
CIVIL
STATE OF CALIFORNIA

DEVELOPER:
RC HOMES
[redacted]

The Cove
at Clydebank
COVINA

PLAN PREPARED BY:
UNITED CIVIL, INC.
[redacted]
SIEW HUAT NG R.C.E. 46026 — 03/17/2026 DATE

NO.	DATE	REVISIONS	BY	APPR

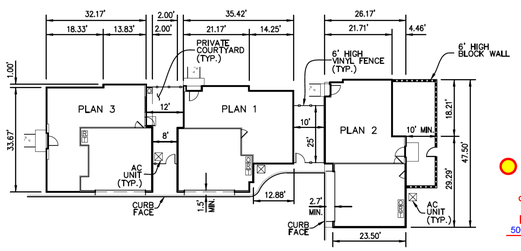
THE COVE AT CLYDEBANK
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 84788
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

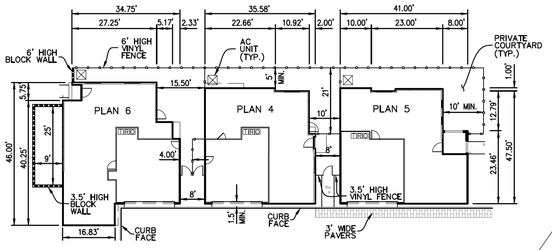
EXHIBIT MAP / EXHIBIT "A"
FOR VESTING TENTATIVE TRACT MAP NO. 84788
(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
CLEARED FOR PUBLIC HEARING
04/29/2026
RPPL2025002201

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
Install 1 Public
6"x 4"x 2 1/2" Fire Hydrants
Confirming to American WaterWorks Association Standard C503
REQUIRED FIRE FLOW
500 GPM @ 20PSI FOR 1/2 HOURS
04/29/2026

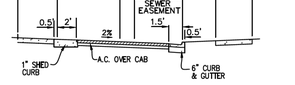
County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
Install 2 Private
6"x 4"x 2 1/2" Fire Hydrants
Confirming to American WaterWorks Association Standard C503
REQUIRED FIRE FLOW
1,250 GPM @ 20PSI FOR 2 HOURS
04/29/2026



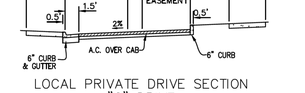


TYPICAL BUILDING FOOTPRINTS
NTS

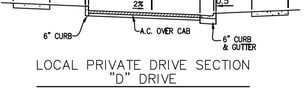
LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
EXHIBIT MAP TR84788
4.1.26



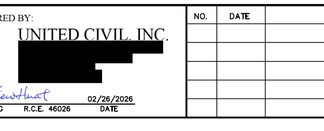
PUBLIC STREET SECTION
CLYDEBANK AVENUE – 60' ROW
NTS



PUBLIC STREET SECTION
ASPAN AVENUE – 60' ROW
NTS



PUBLIC STREET SECTION
TUDOR STREET – 60' ROW
NTS



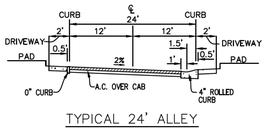
LOCAL PRIVATE DRIVE SECTION
"A" DRIVE
NTS

LOCAL PRIVATE DRIVE SECTION
"B" DRIVE
NTS

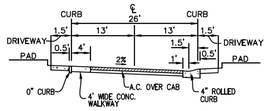
LOCAL PRIVATE DRIVE SECTION
"C" DRIVE
NTS

LOCAL PRIVATE DRIVE SECTION
"D" DRIVE
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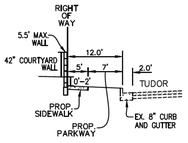
ADD 400 FEET TO ALL ELEVATION CALLOUTS



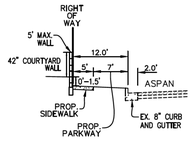
TYPICAL 24' ALLEY
NTS



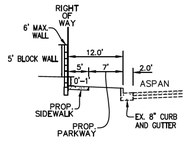
DRIVE "LL"
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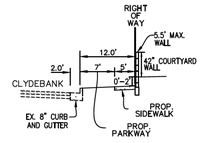
SECTION A–A
NTS



SECTION B–B
NTS



SECTION C–C
NTS



SECTION D–D
NTS

APPLICANT:
RC HOMES
[redacted]

The Cove at Clydebank
COVINA

PLAN PREPARED BY:
UNITED CIVIL, INC.
[redacted]
SEW HUAT NG R.C.E. 46026 02/26/2026 DATE

NO.	DATE	REVISIONS	BY	APPR

THE COVE AT CLYDEBANK
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 84788
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT MAP / EXHIBIT "A"



VICINITY MAP
N.T.S

GENERAL NOTES:

1. ALIGNMENT AND GEOMETRICS OF THE PRIVATE DRIVEWAYS ARE APPROXIMATE.
2. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBIT MAP ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE.
3. PROPOSED PRIVATE DRIVEWAY GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS
4. ALL PRIVATE DRIVEWAY AND FIRE LANES WILL HAVE A RECIPROCAL E

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **84788** DRP Map Date: **04/01/2026** SCM Date: Report Date: **04/27/2026**
Park Planning Area #**15** CSD: Map Type: **Tentative Map - Tract**

Total Units **104** = Proposed Units **104** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	**1.19**
IN-LIEU FEES:	**$441,930**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of $441,930 in lieu fees.

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: Loretta Quach
Loretta Quach, Departmental Facilities Planner I

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **84788** DRP Map Date: **04/01/2026** SCM Date: Report Date: **04/27/2026**
Park Planning Area #**15** CSD: Map Type:**Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **104** = Proposed Units **104** + Exempt Units **0**

Park Planning Area = **15**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.82**	**0.0030**	**104**	**1.19**
M.F. < 5 Units	**2.55**	**0.0030**	**0**	**0.00**
M.F. >= 5 Units	**2.84**	**0.0030**	**0**	**0.00**
Mobile Units	**3.56**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**104**	**1.19**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	1.19	$370,796	**$441,930**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
			Total Provided Acre Credit:	**0.00**

Acre Obligation		Net Obligation	RLV / Acre	**In-Lieu Fee Due**
1.19	0.00	1.19	$370,796	**$441,930**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. Garcia, Director | Alina Bokde, Chief Deputy Director

September 15, 2025

TO: Michelle Lynch
Department of Regional Planning

FROM: Loretta Quach
Planning and CEQA Section

SUBJECT: **RPPL2025003567**
OAK TREE PERMIT
TR 84788

The oak tree permit has been reviewed for potential impacts on the facilities of the Los Angeles County Department of Parks and Recreation (DPR). We do not have any further comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at lquach@parks.lacounty.gov or (626) 588-5305.

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

LUSI MKHITARYAN, REHS, M.P.H.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

BOARD OF SUPERVISORS

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Kathryn Barger
Fifth District

April 09, 2026

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

Lusi Mkhitaryan

FROM: Lusi Mkhitaryan, REHS, MPH
Assistant Director, Environmental Health
Department of Public Health

SUBJECT: LAND DIVISION – TENTATIVE MAP – TRACT
CASE: RPPL2025002201
PROJECT: TR84788
5034 CLYDEBANK AVENUE COVINA CA 91722

Thank you for the opportunity to review the application and subdivision request for the subject property. The applicant requests the development of one hundred four (104) detached residential condo units on 8.55 acres lot. The updated Tentative Tract Map dated 04/01/2026 had been submitted.

☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water "Will Serve" letter from Azusa Light & Water (ALW) dated May 21, 2025.

Onsite Wastewater Treatment Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

The applicant provided a sewer "Will Serve" letter from the Los Angeles County Sanitation Districts dated April 11, 2025.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.

2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordnance for the County of Los Angeles.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)
No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise

controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	**Duration**	**Std # 1**	**Std # 2**	**Std # 3**	**Std # 4**	**Std # 5**
		30min/hr L50	**15min/hr L25**	**5 min/hr L8.3**	**1 min/hr L1.7**	**At no time L0**
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. *Std = Standard dB that may not exceed the cumulative period*

Construction Noise Ordinance: Construction Noise Standards (12.08.440)
Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

A. *Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:*

	Single-family Residential	**Multi-family Residential**	**Semi residential/ Commercial**
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. *Std = Standard dB that may not exceed*

B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	Single-family Residential	**Multi-family Residential**	**Semi residential/ Commercial**
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. *Std = Standard dB that may not exceed*

For questions regarding Environmental Hygiene, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Liaison at varanda@ph.lacounty.gov.

LM:va
DPH_CLEARED_5034 CLYDEBANK AVENUE COVINA CA 91722_RPPL2025002201_04.09.2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-002162
CONDITIONAL USE PERMIT (CUP") NO. RPPL2025003569
OAK TREE PERMIT ("OTP") NO. RPPL2025003567
ADMINISTRATIVE HOUSING PERMIT ("AHP") NO. RPPL2025002203

PROJECT DESCRIPTION

The project is a new multi-family lot with 104 detached residential condominium units on an 8.5-acre parcel in the R-1-6,000 Zone. The project includes a CUP for grading of more than 100,000 cubic yards. The project also includes an AHP for a 35 percent density bonus (27 units) in return for setting aside 16 for-sale affordable units at the lower income level, with waivers and incentives. The Project also includes an OTP for the removal of two non-heritage-sized oak trees identified on the appurtenant Exhibit "A" subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant**. Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7 and notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8 shall be effective immediately upon the date of decision of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).

4. **Indemnification**. The Applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of

defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Applicant or the Applicant's counsel.

A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

B. At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation**. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void, and the privileges granted hereunder shall lapse.

7. **Recordation**. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Expiration**. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 84788. In the event that Vesting Tentative Tract Map No. 84788 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.

9. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Applicant shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Applicant shall provide proof of payment upon request from LA County Planning.

10. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise

authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

11. **County Fire Code**. All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").

12. **County Public Works Requirements**. All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" dated April 1, 2026 or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

14. **Maintenance.** The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which the Applicant has control.

15. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT-SPECIFIC CONDITIONS – CUP FOR GRADING

16. **Scope of Approval - Grading**. This grant shall authorize more than 100,000 cubic yards (Cut: 80,444 cubic yards, Fill: 83,947 cubic yards, Import: 3,503 cubic yards) as indicated in Exhibit "A" dated April 1, 2026.

17. **Hauling Route**. All hauling of earthwork material with off-site transport shall be restricted to a route approved by the Director of Public Works.

Tribal Cultural Resources

18. **Tribal Monitor.** Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor(s) ("Tribal Monitor") who is approved by the Gabrieleno Band of Mission Indians – Kizh Nation ("Tribe") to provide tribal

monitoring/consulting services. The term "ground disturbance activities" refer to activities that may include demolition resulting in ground disturbance, clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the Project Site and off-site areas as included in the project description. Prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, the Applicant shall submit a copy of the executed monitoring agreement with the Tribe to the County.

19. **Tribal Cultural Resources Monitoring Plan.** Prior to the commencement of any ground disturbance activities, the Applicant or its consultant shall prepare and submit a Tribal Cultural Resources Monitoring Plan ("Monitoring Plan") to the Tribe for review and the County for approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant as provided in Condition No. 21 (Discovery of Tribal Cultural Resources).

20. **Tribal Monitoring**. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, any tribal cultural resources encountered, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of monitor logs shall be provided to the Applicant/LA County Planning upon request from the Tribe. Monitoring shall end when ground disturbance activities are completed as confirmed by the Applicant in writing to the Tribe and County, and when the Tribe provides a written notification to the Applicant and County that all ground-disturbing activities for the Project are complete and that the construction activities at the Project site has a low potential for impacting tribal cultural resources. If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribe by Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by Applicant, in writing, prior to the start of each set of scheduled activities. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to LA County Planning.

21. **Discovery of Tribal Cultural Resources.** If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor and/or Tribal Archaeologist evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. If the discovery proves significant as determined by the Tribal Monitor, Tribal Archeologist, and Tribe, appropriate measures shall be recommended, subject to the County's approval, to mitigate potential impact to tribal cultural resources. Avoidance and preservation in place, or recovery and retention by the Tribe, shall be the priority measures in treatment of tribal cultural resources

associated with the project site as deemed appropriate by the Tribe. If any other method of treatment is required for tribal cultural resources associated with this site, the applicant will cover all costs related to treatment, including, but not limited to, ceremony, reinternment, transfer of objects, and care of objects. The applicant shall relinquish all rights to tribal cultural resources inadvertently discovered during and after the completion of project-related activities. The Tribal Monitor shall coordinate with the applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to the County.

22. **Unanticipated Discovery of Human Remains**. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended and the construction manager shall immediately notify the County Medical Examiner pursuant to State Health and Safety Code Section 7050.5 and California Public Resource Code Section 5097.8. The code sections shall be enforced for the duration of the project.

    A. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.
    B. Preservation in place is the preferred manner of treatment.
    C. Any discovery of human remains shall be kept confidential to prevent further disturbance.

    Construction activities may resume in other parts of the project site at a minimum of 150 feet away from discovered human remains, if the County and Tribe determine that resuming construction activities at that distance is acceptable and provides the applicant express consent of that determination (along with any other mitigation measures the Tribe monitor and/or archaeologist deems necessary).

    In the case where discovered human and funerary remains cannot be fully documented and recovered on the same day, the Tribe and County, in consultation with the applicant, shall determine how to divert the project and protect the remains in place. If the project cannot be diverted and preservation in place is not possible, the Tribe and County shall, in consultation with the applicant and/or property owner, establish a Reburial Plan. The plan may include, but not be limited to, designating a location within the footprint of the project for the respectful reburial of the remains, procedures for storing the remains, the schedule for reburial of the remains, and, if approved by the Tribe, regulations for data recovery.

PERMIT-SPECIFIC CONDITIONS - OTP

23. **Scope of Approval.** This grant shall authorize the removal of two non-heritage oak trees as indicated on the associated Exhibit "A" dated April 1, 2026.

24. **County Forester's Requirements**. The Applicant shall comply with all conditions and requirements outlined in the attached County Forester letter dated October 2, 2025, to the satisfaction of said Forester, except as otherwise required by the County Forester and by these conditions.

25. **Oak Tree Planting.** The Applicant shall submit a Revised Exhibit "A" prior to final map recordation for the review of the tree planting requirements and mitigation for oak tree replacement planting as required by the County Forester. A total of four replacement oak trees shall be planted. The tree planting plan requires 11 on-site trees and the Applicant proposes 245 trees, including the four oak trees. The requirement for mitigation oak tree planting and on-site tree planting may be submitted on the same Revised Exhibit "A".

PERMIT-SPECIFIC CONDITIONS – AHP

26. **Scope of Approval.** The AHP includes 16 lower-income level affordable for-sale units averaging 80 percent Area Median Income ("AMI").

27. **Affordable Housing Set-Asides.** The AHP includes a 35 percent density bonus for an additional 27 units. The total number of units is 104.

28. **Los Angeles County Development Authority ("LACDA").** The Applicant shall comply with the LACDA letter dated June 10, 2026.

29. **Grant.** The AHP authorizes the following waivers and incentives:

Waivers

a. No four-foot landscape strip shall be required along the common walkway that is adjacent to a fire lane.

b. The front and rear yards may be reduced to 10 feet.

c. Ground-mounted equipment (e.g., air conditioners, heaters, filters, and fans) shall be located at least a minimum of 10 feet from each property line and may be allowed within the required building separation, as long as they comply with Fire access and clearance requirements. All equipment may not exceed six feet high and shall be screened from the public right-of-way.

d. The minimum required distance between buildings shall be four feet between garages and eight feet between any residences or a residence and a garage.

e. The Articulation and Architectural detailing strategies may be reduced to one strategy as listed in County Code Table 22.140.520.G (Articulation and Architectural Detailing Strategies).

f. The Ground Floor Privacy strategies will be reduced to one strategy as listed in County Code Table 22.1401.520.F Entryway Privacy Mitigation Strategies)).

g. All street-facing primary entryways shall have at least one primary pedestrian entrance to a public street and front yard, not be oriented to a vehicle parking area, and be lit with a minimum of one light fixture. For primary entryways that face the motor court, the primary pedestrian entrance may be from the motor court, so long as the pedestrian pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated, and is lit with a minimum of one light fixture.

h. Front yard fences and walls may not exceed six feet in height and may be solid fences and walls along the street frontage. The interior buildings within the lot do not front a public street; therefore, they may have fences and walls as high as six feet so long as the fences and walls along the interior driveway frontages do not conflict with the required 10-foot line-of-sight for oncoming traffic per Public Works requirements.

i. Any fence in the front yard setback over three feet shall not be required to meet the 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space unless it interferes with the safety and line-of-sight for oncoming traffic per Public Works requirements.

Incentive

j. Fences may be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, glass, or pre-manufactured vinyl posts and panels.

PROJECT-SPECIFIC CONDITIONS – PROJECT SITE SPECIFIC
Public Art

30. **Public Art**. Prior to the issuance of any building permit(s), the Applicant shall first submit to the Department of Arts and Culture, an Art Plan with a proposal committing the Applicant to comply with the Program Requirements and must be approved prior to submitting for approval and incorporation of the approved cultural facility or structure or art installation into the Project site plan that is approved by LA County Planning. The Public Art should also be noted on a Revised Exhibit "A", as part of the Project's review for the construction of the units with LA County Planning.

31. **In-Lieu Fee**. As an alternative to providing Public Art, the Applicant may pay a fee to be deposited in the PAPD Fund equal to one percent of the building valuation of a development project. Alternatively, if the Developer provides Public Art as described above, and the value of such Public Art is less than one percent of the building valuation, the Applicant shall pay the difference between one percent of the building valuation and the Public Art to the PAPD Fund. The Applicant shall provide proof of payment of the PAPD in-lieu fee, pursuant to Chapter 22.246.090 (PAPD) if not providing an approved cultural facility or structure or art installation as part of the development project as administered by the Department of Arts and Culture.

32. **Storage Areas for Trash and Recycling Collection**. The Applicant shall comply with County Code 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up they shall be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access, walkways, private driveways, and fire lanes.

33. **Driveways.** Prior to building permit issuance, the Applicant shall post on private driveways: “No Parking-Fire Lane”, unless designated parking otherwise permitted. The Applicant shall provide for continued enforcement in the Covenants, Conditions and Restrictions (“CC&Rs”). The Applicant shall submit photos of the installed signage, and the CC&Rs to LA County Planning.

Attachments:
Exhibit D-2 LACDA Letter
Exhibit D-3 County Forester Letter dated October 2, 2025
Exhibit D-4 Oak Trees: Care and Maintenance Guide

June 10, 2026

TENTATIVE MAP CONDITIONS OF APPROVAL
Project No. RPPL2025002201
Tract Map No. TR84788
Assessor Identification No. 8410028900

The following provides a summary of the housing permit conditions of approval for the project located at 5034 Clydebank Avenue, Covina, CA 91722 (Project), as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.

2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.

3. The income restricted units shall be constructed within each development phase of the project, as applicable.

4. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.

5. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.

6. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.

7. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Los Angeles County Code Section 22.166.070.A.3.d. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.

8. The initial sales price of the income restricted units in homeownership projects will be determined by the LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.

9. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

If you need more information or have any questions about this report, please contact Vicente Arellano, Housing Planner, by email at vicente.arellano@lacda.org

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

October 2, 2025

Michelle Lynch, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Michelle Lynch:

OAK TREE PERMIT NUMBER RPPL2025003567
5034 CLYDEBANK AVENUE, COVINA

We have reviewed the "Request for Oak Tree Permit #RPPL2025003567." The project is located at 5034 Clydebank Avenue in the unincorporated area of Covina. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Steve F. Andresen, the consulting arborist, dated March 13, 2025.

We recommend the following:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and three (3) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

7. This grant allows the removal of two (2) trees of the Oak genus (*Quercs ilex and Quercus engelmannii*) identified as Trees Number 1 and 2 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

REPLACEMENT TREES:

10. The permittee shall provide replacement trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of four (4) trees. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.

11. Each replacement tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Replacement trees shall consist of indigenous varieties of *Quercus ilex and Quercus engelmannii*, grown from a local seed source.

13. Replacement trees shall be planted within one (1) year of the permitted Oak tree removals. Replacement trees shall be planted on site or within the same community if approved by the County Forester. If replacement trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each replacement tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the replacement trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All replacement Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

Very truly yours,

Kien Tan

KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

KT:jl

Enclosure

OAK TREES:
Care and Maintenance



This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or
- equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://www.fire.lacounty.gov

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
http://planning.co.la.ca.us

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES : DEEP GREEN, 3"-4" LONG : PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS : FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE and URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES : GLOSSY GREEN, 1"-3" LONG : SPINY, ROUNDED, AND HOLLY-LIKE : BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak
QUERCUS WISLIZENii

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES : DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS :
CALIFORNIA BLACK OAK : QUERCUS KELLOGGi
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGGLMANNii

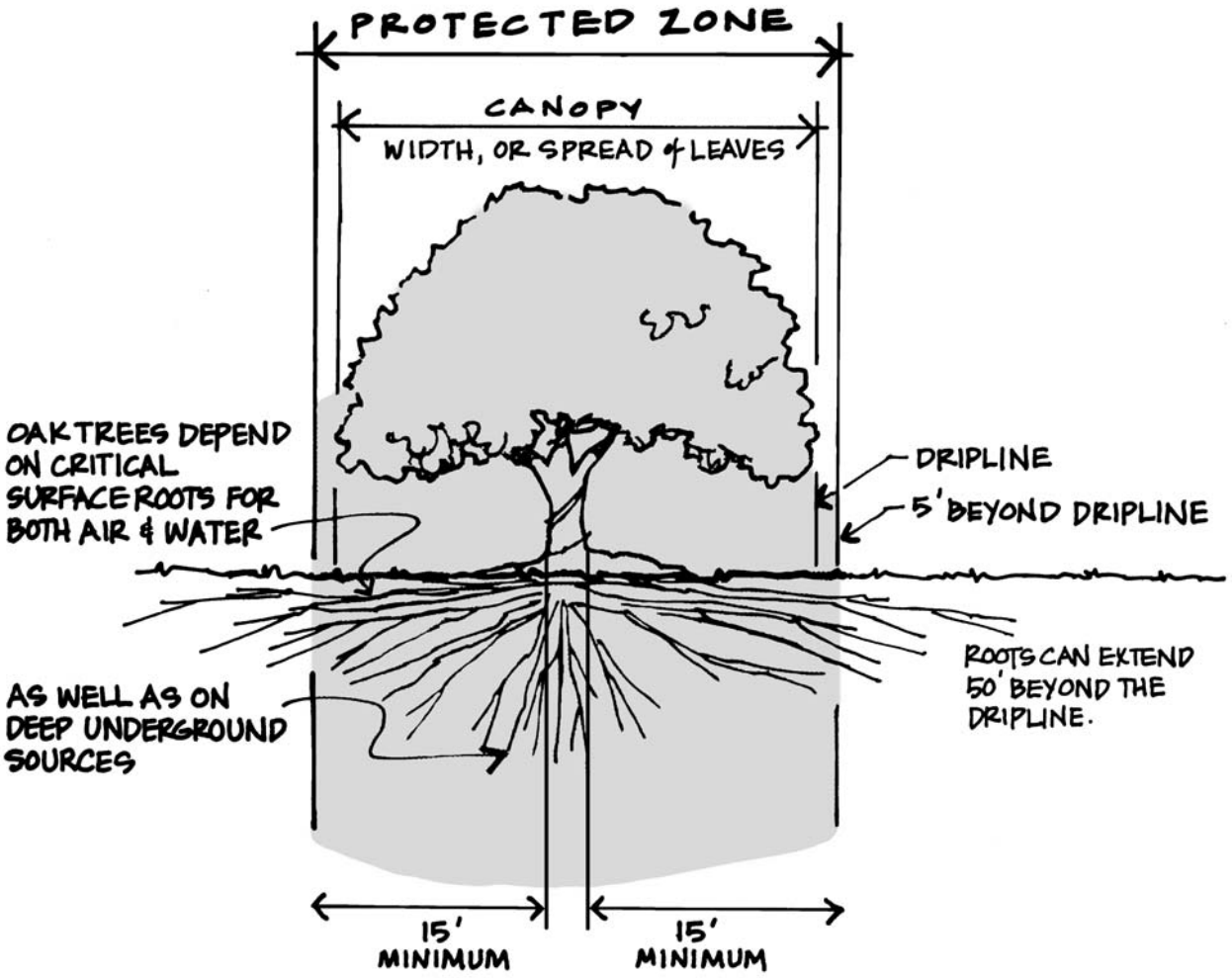
THE PROTECTED ZONE

The ***protected zone*** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

> "The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

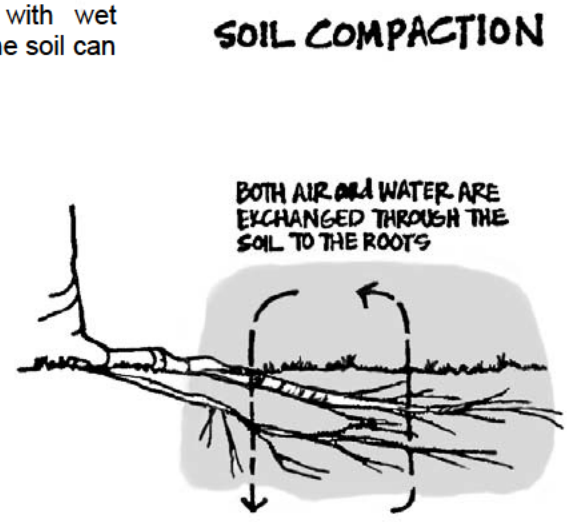
If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

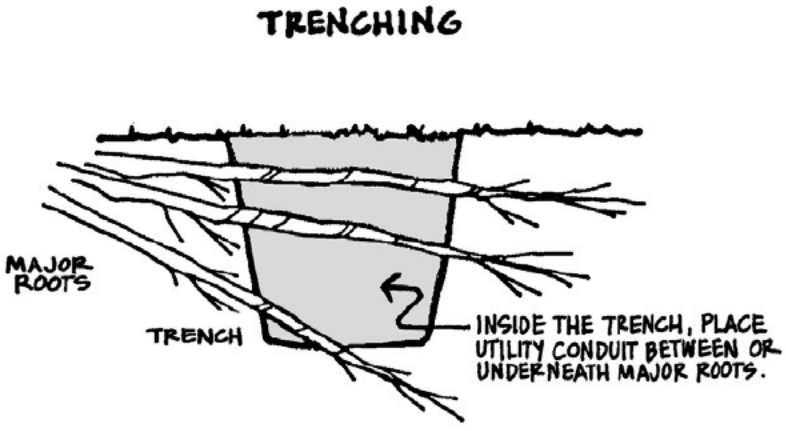
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

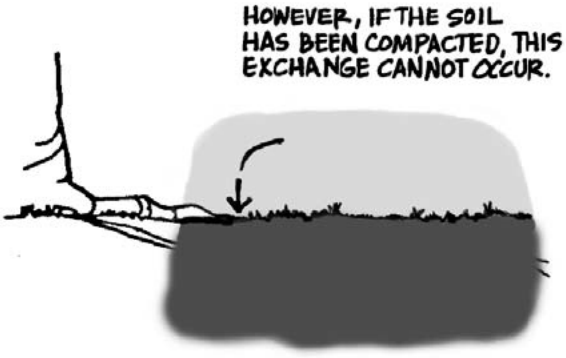
Soil Compaction and Paving

The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).







MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

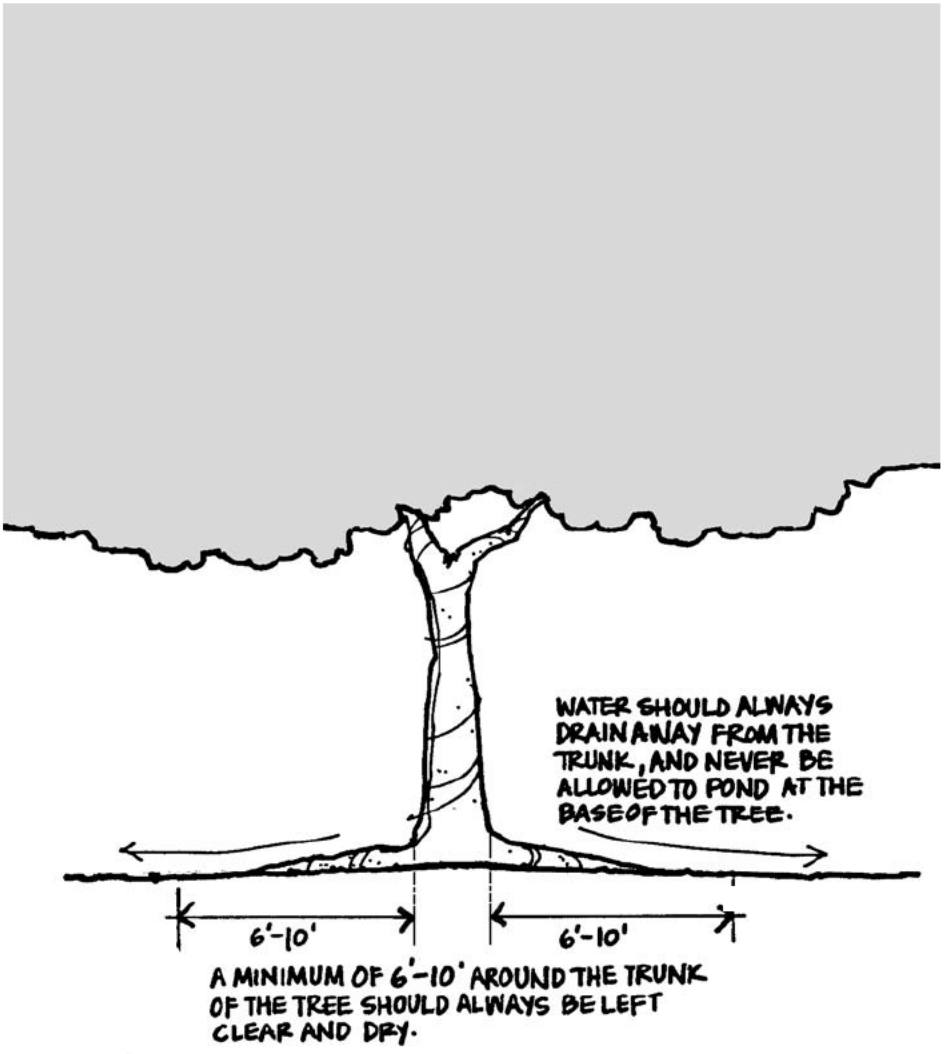
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for “dry shade.” Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
Arctostaphylos densiflora 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
Arctostaphylos edmundsii Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
Arctostaphylos hookeri Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
Ceanothus griseus horizontalis Carmel Creeper	Less than 2 1/2’ tall, low & creeping. Clusters of small blue flowers.
Heuchera spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3” high and spotted with red or pink.
Mahonia aquifolium compacta Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
Ribes viburnifolium Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the *Sunset Western Garden Book* to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
http://www.fire.lacounty.gov/forestry

University of Califonia
Oak Woodland Conservation Workgroup
http://ucanr.edu/sites/oak_range/

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816-5113
(916) 447-2677
www.cnps.org

California Oaks
428 13th. Street, Suite 10A
Oakland, CA 94612
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

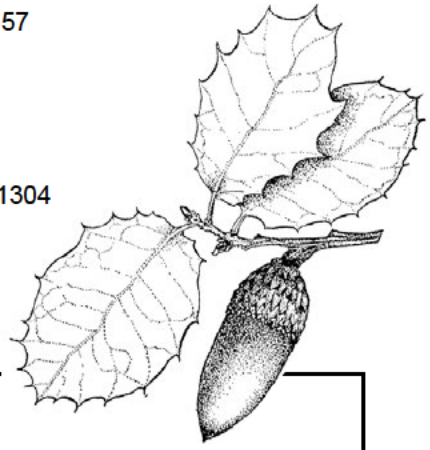
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-1948
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(818) 243-6488



Publications

For a list of publications both free and for purchase checkout the **University of California Oak Woodland Conservation Workgroup at http://ucanr.edu/sites/oak_range/**

Goldspotted Oak Borer: Integrated Pest Management for Land Managers and Landscape Professionals
University of California Statewide Integrated Pest Management Program. January 2013.

County of Los Angeles Fire Department
Forestry Division

County of Los Angeles
Board of Supervisors

Hilda L. Solis, First District
Holly J. Mitchell, Second District
Lindsey P. Horvath, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

Defensible Space Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-2375

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5719

Fire Plan Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-5205

Grants/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5723

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773
(909) 599-4615

Technical Operations Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5752

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5720

LA COUNTY PLANNING

TENTATIVE MAP FINDINGS

EXHIBIT E

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.
The proposed subdivision conforms to the land use designation, density, and development standards outlined in the General Plan and applicable Community and/or Specific Plans
b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.
Yes, the design and improvement of the proposed subdivision are consistent with the applicable General Plan, Community Plan, and Specific Plan. The surrounding land use designation is H9, which allows for a maximum of 77 dwelling units. The proposed development is consistent with this designation and does not require a plan amendment. Additionally, the site's R-1 zoning permits single-family residential uses and complies with the allowable density standards.
c) The site is physically suitable for the type of development.
The surrounding community is primarily developed with residential uses, demonstrating that the area is appropriate for continued residential development. The site's topography, access, and availability of infrastructure such as water, sewer, and roadways further support its physical suitability for the proposed subdivision. There are no known environmental constraints or hazards that would prevent the development from being safely and effectively implemented.
d) The site is physically suitable for the proposed density of development.
Yes, the site is physically suitable for the proposed density and supports single-family residential development at the permitted density. The site's size, shape, and topography can accommodate the proposed lot layout without requiring variances or exceptions. Additionally, the availability of infrastructure and the surrounding residential context further demonstrate that the site is well-suited to support the proposed density in a manner that is compatible with the character of the area.

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The site is located in an area that has already been urbanized and is surrounded by existing residential development. There are no identified sensitive biological resources, wetlands, or habitats for special-status species on or adjacent to the site. Furthermore, the project will comply with all applicable environmental regulations and standard construction best management practices to minimize any potential impacts. As a result, the subdivision is not expected to result in significant adverse effects on the environment, including fish or wildlife resources.

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The proposed subdivision is a residential development consistent with surrounding land uses and zoning. All improvements will be constructed in accordance with applicable building codes, health and safety standards, and local regulations. Adequate infrastructure—such as water, sewer, drainage, and emergency services—is available to serve the project. There are no known hazards, contamination, or environmental conditions on the site that would pose a public health risk. As such, the project is not expected to create any serious public health concerns.

g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Yes, the design of the subdivision and the type of improvements will not conflict with easements of record or easements established by judgment of a court of competent jurisdiction, or easements acquired by the public at large for access through or use of the property within the proposed subdivision.

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

The project site is not located within a State Responsibility Area (SRA) or designated Very High Fire Hazard Severity Zone. As such, the subdivision is not subject to additional state fire regulations specific to those zones. However, the project will still comply with all applicable local and state fire safety standards, including access, water supply, and defensible space requirements, as enforced by the local fire authority.

i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

Although the site is not located within a State Responsibility Area or a Very High Fire Hazard Severity Zone, structural fire protection and suppression services will be provided by the local fire authority.

LA COUNTY PLANNING

OAK TREE PERMIT WITH PUBLIC HEARING STATEMENT OF FINDINGS

Please identify the number of oak trees proposed for:

X **Removal** ____ **Encroachment** ____ **To Remain** 2 **Total existing oak trees**

Pursuant to County Code Section 22.174.060: Findings, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

No, the existing trees will be removed to accommodate the density for the project.

B.2 The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

Yes, the removal of the oak trees will not result in soil erosion. This information has been analyzed as part of our hydrology analysis for the site.

B.3 In addition to the above facts, at least one of the following findings apply:

a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
   i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
   ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;

b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or

c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

Placement of such oak trees precludes the reasonable and efficient use of such property for a otherwise authorized

B.4	The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

Yes, that is correct. The removal of the existing oak trees will be within substantial conformance with mitigation requirements set forth by the County.

Oak Tree Survey and Arborist Report

Alice M. Ellington Elementary School Site

5034 N. Clydebank Avenue

APN: 8410-028-900

Covina, County of Los Angeles, California



Prepared for:

RC Homes

Contact: Tim Sales / Vice President

[redacted]

Prepared by:

Steve F. Andresen / Arborist Services

ISA WE-2170A, TRAQ Qualified

Report Date: March 13, 2025

TABLE OF CONTENTS

Section 1: Executive Summary 1

Section 2: Background 2

2.1 - Project Location and Description 2

2.2 - Site and Vicinity Characteristics 2

2.3 - Assignment and Scope of Survey 2

2.4 - Survey Method and Health Assessment 2

2.5 - Local Regulation 3

2.6 - Limitations and Exceptions of Assessment 3

Section 3: Subject Trees and Observations 4

3.1 - Observations 4

Section 4: Discussion and Recommendations 5

4.1 - Conclusion 5

4.2 - Discussion 5

4.3 - Recommendations 5

4.3.1 – OAK preservation or replacement 5

Section 5: Qualifications Of Arborist 6

Section 6: References 6

Figure 1: Location Maps 7

Figure 2: Photos 8-11

Figure 2: Tree Survey Table 12

SECTION 1: EXECUTIVE SUMMARY

This oak tree survey and arborist report ("Report") was performed at the request of RC Homes ("RCH") for the Alice M. Ellington Elementary School Site located at 5034 N. Clydebank Avenue, Covina, California ("Property"). RCH is proposing to build single-family residences on the Property; however, a site plan was not provided to determine how the construction may impact the existing trees ("Project").

I conducted my onsite inspection on Monday, February 24th, 2025 ("Date of Inspection"). This Report summarizes my visual inspection of the two (2) oak trees located on the Property. I am a certified arborist in California # WE-2170A with the International Society of Arboriculture ("ISA") and qualified to make this Report. The scope shall address the following.

The Property is closed and declared as surplus by the Azusa Unified School District (Assessor's Parcel Number 8410-028-900). It contains 8.55 acres of land with on-site improvements that include classrooms, buildings, landscaping, parking, and chain link fencing.

Further evaluation is necessary to recommend tree preservation guidelines.

There are several tree species on the Property; however, this Report addresses only the following two (2) Oak tree species ("OAKS"):

- *Quercus ilex* (HOLLY OAK)
- *Quercus englemannii* (ENGLEMANN OAK)

In general, the OAKS are in good to average condition for their species and growing location and care.

Neither of the Oaks are classified as Heritage Oaks pursuant to the following definition in Los Angeles County Code Chapter 22.174 - OAK TREE PERMITS – Chapter 22.14.150 (see link below)

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV8PERELEAC_CH22.174OATRPE

Heritage oak tree. Any oak tree measuring 36 inches or more in diameter, measured four and one-half feet above the natural grade or any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter is less than 36 inches.

SECTION 2: BACKGROUND

2.1: Project Location and Description

The Property is comprised of 8.55 acres, irregular in shape, and is bound on the northeasterly side by N. Aspan Avenue, on the southerly side by E. Tudor Street, and the northwesterly side by N. Clydebank Avenue. Zoning is A-1-6000 Light Agriculture, Land Use Designation is P: Public and Simi-Public. The Property is not within a resource conservation district area.

2.2: Site and Vicinity Characteristics

The Property is located south of the Interstate 210 (Foothill Freeway) and Arrow Highway and north of Cypress Street and Interstate 10. It is immediately west N. Lark Ellen Avenue as well as N. Azuza Avenue and west of N. Vincent Avenue. The area is comprised primarily of single-family residential land uses.

2.3: Assignment and Scope of Report

- On-site inspection of the OAKS and give a general overview of the current health and condition using the guidelines set forth by the International Society of Arboriculture.
- Identify OAKS with common and botanical names.
- Provide survey data: DBH (*Diameter at breast height*) measured at 4.5' above grade level, OAK height and width measured from four sides North, South, East and West, critical root zone, and GPS locations.
- Provide comments as to their current health and condition using a letter grade system A – E.
- OAKS number tagged using round metal ID tags

2.4: Survey Method and Health Assessment

On the Date of Inspection, OAK data was collected on field inspection sheets. A GPS-enabled iPhone was used for each OAK location. A number specific aluminum tree tag was affixed to the north side of each OAK. OAK heights, canopy widths, were estimated visually and with a measuring tape.

Overall health, aesthetics, and pertinent comments for each OAK was documented.

2.5: Local Regulations

The Property is in Covina, an unincorporated community in the County of Los Angeles. The link below are the codes and/or ordinances pertaining to the oak tree permits.

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV8PERELEAC_CH22.174OATRPE

2.6: Limitations and Exceptions of Assessment

This Report was conducted in a manner that draws upon past education, acquired knowledge, training, experience, and research. It was conducted to the greatest extent feasible, and although the information gathered reduces risk of tree failure/decline, it does not fully remove it.

No diagnostic testing was performed during this assessment. The survey associated with this Report included no soil sampling, root excavation, trunk coring/drilling or any other invasive procedure. The determinations of damage due to pest infestation and decay were made solely on outward appearance and inspection of the tree structures. Not all tree defects may be visible from the ground. Epiphytic growth can also obscure defects on the stem and in the canopy of a tree. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi, and other forces of nature. Many aspects of tree health and environmental conditions are often not detectable (internal decay, poor root anchoring, etc.). Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period.

The statements made in this report do not take into account the effects of climate/wind extremes, vandalism, or accident (whether physical, chemical, or fire). The ARBORIST cannot, therefore, accept any liability in connection with these factors, or where prescribed work is not carried out in a correct and professional manner in accordance with current ISA good practice. The authority of this Report ceases at any stated time limit within it, after one year from the date of the survey (if none stated), when any site conditions change, or after pruning (or other activity) not specified in this Report.

The goal of this Report is to identify the two (2) OAKS within the proposed Project area. Clients may choose to accept or disregard the recommendations contained within this report or seek additional advice.

SECTION 3: SUBJECT TREES AND OBSERVATIONS

On the Date of Inspection, data was collected for the OAKS and subsequently transferred into the Tree Survey Table in Section 6. The additional tree species on the Property and the trees on the adjacent private properties are not included in this Report.

3.1: Observations

OAK #1 – *Quercus ilex* (HOLLY OAK)

In good to average health and condition for the species, age growing location and care. From my visual inspection I found the OAK to be in good structural condition with no major large branch issues or large quantities of dead foliage or limbs. On inspection it was noticed that the new growth was sticky with black sooty mold on the new leaf growth. This condition is typically due to aphid activity as this pest secretes a honeydew which attracts ants and Black sooty mold. No ants or aphids were noticed during the inspection from ground level but will probably become active as we move into spring and summer warm weather conditions.

Due to the height and canopy width of the Oak a pesticide application would not be recommended if the tree is to be preserved. Possible trunk injections or soil drenching would help to reduce insect populations. A foliage treatment with an insecticidal soap would be in order if desired for a non-pesticide material.

OAK #2 *Quercus engelmannii* (ENGLEMANN OAK)

In good to average health and condition for the species, location, and care. Structurally the OAK appeared to sound with no visual defects noticeable from my visual ground inspection. Foliage was normal for this Oak with no visual signs of insect activity or branch and or trunk rot or defect.

As previously noted, the OAKS are in good to average condition for their species and growing location. See the following photos on pages 8 – 11.

SECTION 4: DISCUSSION AND RECOMMENDATIONS

4.1: Conclusion

There are several tree species on the Property; however, the Report addresses only the following Heritage OAKS:

- *Quercus ilex* (HOLLY OAK)
- *Quercus englemannii* (ENGLEMANN OAK)

4.2: Discussion

The proposed Project to construct single-family residences may impact the surveyed OAKS.

4.3: Recommendations

None. If needed, further evaluation is necessary to recommend tree preservation guidelines upon receipt of the Project site plan.

4.3.1: OAK Preservation or Replacement

A Project site plan for the proposed Project was not provided. Section 2.5 Local Regulations shall be followed in the event the proposed Project impacts the OAKS.

SECTION 5: QUALIFICATIONS OF ARBORIST

I am a certified arborist in California # WE-2170A with the International Society of Arboriculture and qualified to make this report.

My inspection was a visual examination based on the condition of the Trees on the Date of Inspection.

SECTION 6: REFERENCES

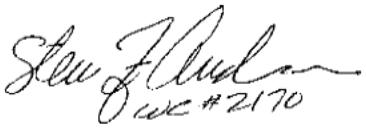
SelecTree
https://selectree.calpoly.edu/

Thank you for the opportunity to provide this Report for your Project. Should you have any questions or require additional information, please feel free to contact me at any time.

QUESTIONS AND COMMENTS

Steve F. Andresen / Arborist

[redacted]



Steve F. Andresen
Certified Arborist / Traq Qualified

Figure 1: Location Maps



Vicinity Map



Site Map

Figure 2: Tree Photos



OAK # 1 looking northerly



OAK # 1 looking westerly

OAK # 1- Trunk





OAK # 1 - Branching

OAK # 2 - Looking southwesterly





OAK # 2 - Looking northerly

OAK # 2- Trunk





OAK # 2 - Branching

Tree Tag #	Species	Common Name	DBH (Inches)	Height (Feet)	Canopy from Trunk (Feet)	Total Width (Feet)	Grades		Heritage (Yes/No)
					N		Health	Aesthetic	
1	*Quercus Ilex*	HOLLY OAK	22	45	20 / 22 / 20 / 18	38 - 42	C	C	No
Comments: Oak is of good health and condition for the species, care and growing location. Some pest activity is noticable on new growth									
GPS: 34.103440, -117.919831									

Tree Tag #	Species	Common Name	DBH (Inches)	Height (Feet)	Canopy from Trunk (Feet)	Total Width (Feet)	Grades		Heritage (Yes/No)
					N		Health	Aesthetic	
2	*Quercus Englemaneye*	OAK	16	40	19 / 21 / 23 / 24	43 - 44	C	C	No
Comments: Oak is of good health and condition for the species, care and growing location.									
GPS: 34.101853, -117.920722									

Notes:

BDH: Diameter measured at 4.5 feet above natural grade

Tree Protection Zone: Diameter of tree canopy from trunk plus 5 feet (shown on site plan by others)

EXHIBIT F

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	July 30, 2026
PROJECT NUMBER:	PRJ2025-002162
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 84788 (RPPL2025002201), Conditional Use Permit No. RPPL2025003569, Oak Tree Permit No. RPPL2025003567, Administrative Housing Permit No. RPPL2025002203
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	5034 Clydebank Avenue, Covina
OWNER:	Arturo Ortega, Superintendent, Azusa Unified School District
APPLICANT:	Tim Sales
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@planning.lacounty.gov

LA County Planning completed an initial review of the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The project is consistent with the East San Gabriel Area Plan ("Area Plan") Environmental Impact Report ("EIR") (SCH Number 2022040512) certified on June 20, 2024. This means that an additional comprehensive environmental review of the project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the project and identified applicable mitigation measures necessary to reduce project-specific impacts, including for traffic, noise, air quality, etc. A traffic analysis including a Vehicle Miles Travel ("VMT") analysis was conducted for this project and was below the VMT screening limits required for any additional traffic study.

The project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines reviews of projects that are consistent with the

development density established by the Area Plan for which an EIR was certified. The project also includes additional conditions of approval for a tribal monitor during grading.

Attachments: (Link) Section 15183 – General Plan Streamlining Environmental Checklist and Appendices (Link)

EXHIBIT G

AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-002162
TR RPPL2025002201



Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2025

Feet
0 100 200

N

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

EXHIBIT H










NO
ALCOHOLIC
BEVERAGES
ALLOWED
POSSESSION OR CONSUMPTION
OF ALCOHOLIC BEVERAGES IS NOT
PERMITTED ON PUBLIC SCHOOL
GROUNDS. BUSINESS AND
PROFESSIONS CODE 25608
NO
TRESPASSING
UNAUTHORIZED OR
UNLAWFUL ENTRY INTO
THIS SCHOOL PROPERTY
IS PROHIBITED
VIOLATORS SUBJECT
TO ARREST AND
PROSECUTION
PC 602 626 627
EC 32211
FORD




NOTICE OF
HEARING

EXHIBIT I





COVINA SFDs

VICINITY MAP



CIVIL

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
CONTACT: ANTHONY NG
ANTHONY@UNITEDCIVILINC.COM
(818) 707-8649

LANDSCAPE ARCHITECT:

GMP LAND ARCH, INC.
3176 LIONSHEAD AVE., SUITE 102
CARLSBAD, CA 92010
CONTACT: ROB STREZA
RSTREZA@GMPLANDARCH.COM
(858) 558-8977

APPLICANT:

RC HOMES
550 LARCHMONT BLVD. SUITE 210
LOS ANGELES, CA 90004

CONTACT: ZACHARY NORDBY
ZACHARY@MRCHOMESINC.COM

ARCHITECT:

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR.
SANTA ANA, CA 92705
CONTACT: CHRISTINE LY
CLY@ANGELENOARCHITECTS.COM
(714) 285-1888

SHEET INDEX:

T-1 TITLE SHEET

ARCHITECTURE:

A-0.1 SITE PLAN
A-0.2 PERSPECTIVE 1
A-0.3 PERSPECTIVE 2
A-0.4 PERSPECTIVE 3
A-0.5 CLUSTER PLAN 1,2 & 3
A-0.6 CLUSTER PLAN 4,5 & 6

A-1.1 PLAN 1- FLOOR PLANS
A-1.2 PLAN 1- ELEVATIONS 1A

A-2.1 PLAN 2- FLOOR PLANS
A-2.2 PLAN 2- ELEVATIONS 2A
A-2.3 PLAN 2- ELEVATIONS 2C

A-3.1 PLAN 3- FLOOR PLANS
A-3.2 PLAN 3- ELEVATIONS 3A
A-3.3 PLAN 3- ELEVATIONS 3B
A-3.4 PLAN 3- ELEVATIONS 3C

A-4.1 PLAN 4- FLOOR PLANS
A-4.2 PLAN 4- ELEVATIONS 4B

A-5.1 PLAN 5- FLOOR PLANS
A-5.2 PLAN 5- ELEVATIONS 5A
A-5.2.1 PLAN 5X- ELEVATIONS 5AX
A-5.3 PLAN 5- ELEVATIONS 5B
A-5.4 PLAN 5- ELEVATIONS 5C

A-6.1 PLAN 6- FLOOR PLANS
A-6.2 PLAN 6- ELEVATIONS 6A
A-6.3 PLAN 6- ELEVATIONS 6B

A-7.0 COLORS & MATERIALS BOARD

COVINA SFDs COVINA, CA

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

ANGELENO ASSOCIATES, INC.

03.10.26
JOB: 2421

TRASH STORAGE:
NO-CENTRALIZED TRASH ENCLOSURES ARE PROVIDED. ALL SOLID WASTE STORAGE WILL BE PROVIDED IN PRIVATE UNIT AREAS. 27 SF OF TRASH STORAGE ARE PROVIDED AT EACH UNIT.

PROJECT FLOOR AREA

			SF	SF TOTAL
17	PLAN 1	1,640		27,880
17	PLAN 2	1,681		28,577
17	PLAN 3	1,726		29,342
51				
19	PLAN 4	1,925		36,575
16	PLAN 5	2,082		33,312
18	PLAN 6	2,192		39,456
53				
104				195,142

OPEN SPACE

TOTAL LIVABLE AREA			195,142 SF	
		x	10%	
			19,514 SF	Required
PRIVATE SPACE				
17	x PLAN 1	220 SF	3,740 SF	
17	x PLAN 2	366 SF	6,222 SF	
17	x PLAN 3	217 SF	3,689 SF	
19	x PLAN 4	470 SF	8,930 SF	
16	x PLAN 5	565 SF	9,040 SF	
18	x PLAN 6	564 SF	10,152 SF	
		Private	41,773 SF	Provided Private
PUBLIC SPACE				
1 PARK		6050 SF	6,050 SF	
1 LANSCAPE 1		4790 SF	4,790 SF	
1 LANSCAPE 2		8840 SF	8,840 SF	
6 PASEOS		1625 SF	9,750 SF	
		Common	29,430 SF	Provided
			71,203	Provided Total



ADRRESS: CORNER OF N. CLYDEBANK AVE. & E. TUDOR ST., COVINA
SITE AREA: 8.55 AC
DENSITY: 104 / 8.55 = 12.16 DU/AC

PRODUCT:

SINGLE FAMILY UNITS

17	16.3%	PLAN 1	1,640 SF, 3 BED, 2.5 BA, BONUS	
17	16.3%	PLAN 2	1,681 SF, 3 BED, 2.5 BA, BONUS	
17	16.3%	PLAN 3	1,726 SF, 4 BED, 3 BA, BONUS	
51	TOTAL UNITS -GREEN COURT			
19	18.3%	PLAN 4	1,925 SF, 4 BED, 3.5 BA, BONUS	
16	15.4%	PLAN 5	2,082 SF, 4 BED, 3.5 BA, BONUS	
18	17.3%	PLAN 6	2,192 SF, 4 BED, 3.5 BA, BONUS	
53	TOTAL UNITS - BACKYARD			
104	TOTAL ALL			

PARKING:

REQUIRED

104	UNITS	3& 4 BED	x 2 SPACES =	208	SPACES
104	UNITS	x .25 GUEST	=	26	SPACES

PROVIDED

104	UNITS	2 CAR GARAGE	=	208	SPACES
		90 DEGREE PARKING	8.5'x18'	33	SPACES
				241	SPACES

PARKING RATIO : 241/ 104 = 2.31

0 40' 160'
20' 80'

SITE PLAN A0.1

RCHOMES

PHONE:

03.10.26
2421





COVINA SFDs

COVINA, CA

PERSPECTIVE 1
VIEW OF ENTRY

A.0.2

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421





COVINA SFDs

COVINA, CA

PERSPECTIVE 2
VIEW FROM ASPAN

A.0.3

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]
PHONE:

03.10.26
JOB: 2421





PERSPECTIVE 3
VIEW FROM INTERIOR STREET

A.0.4

[redacted]

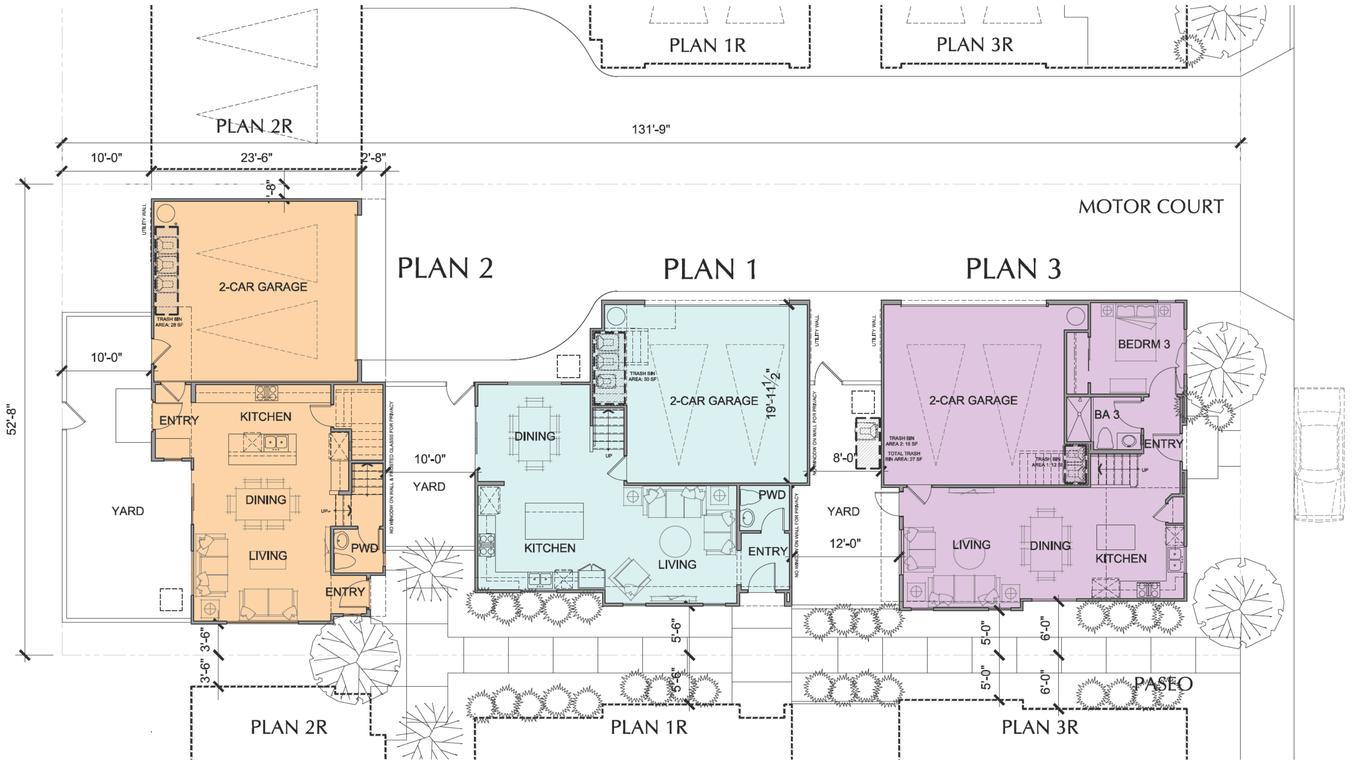
PHONE: [redacted]

RCHOMES

[redacted]

03.10.26
2421





TRASH STORAGE:
NO-CENTRALIZED TRASH ENCLOSURES ARE PROVIDED. ALL SOLID WASTE STORAGE WILL BE PROVIDED IN PRIVATE UNIT AREAS. 27 SF OF TRASH STORAGE ARE PROVIDED AT EACH UNIT.

NOTE: WINDOWS OFFSET SHALL BE REVIEWED AND PROVIDED AS NECESSARY WHERE OCCURS ON SITE FOR INCREASED PRIVACY WITH ADJACENT UNITS.

PLAN 1		
3 BEDROOMS, 21/2 BATHS, BONUS		
1st FLOOR	638	SQ. FT.
2nd FLOOR	1002	SQ. FT.
TOTAL:	1640	SQ. FT.
2-CAR GARAGE	454	SQ. FT.
BALCONY	0	SQ. FT.

PLAN 2		
3 BEDROOMS, 21/2 BATHS, BONUS		
1st FLOOR	614	SQ. FT.
2nd FLOOR	1067	SQ. FT.
TOTAL:	1681	SQ. FT.
2-CAR GARAGE	481	SQ. FT.
BALCONY	0	SQ. FT.

PLAN 3		
4 BEDROOMS, 3 BATHS, BONUS		
1st FLOOR	696	SQ. FT.
2nd FLOOR	1030	SQ. FT.
TOTAL:	1726	SQ. FT.
2-CAR GARAGE	433	SQ. FT.
BALCONY	0	SQ. FT.

0 2' 8'
1' 4'

CLUSTER PLANS
PLANS 1, 2 & 3

A-0.5

COVINA SFDs

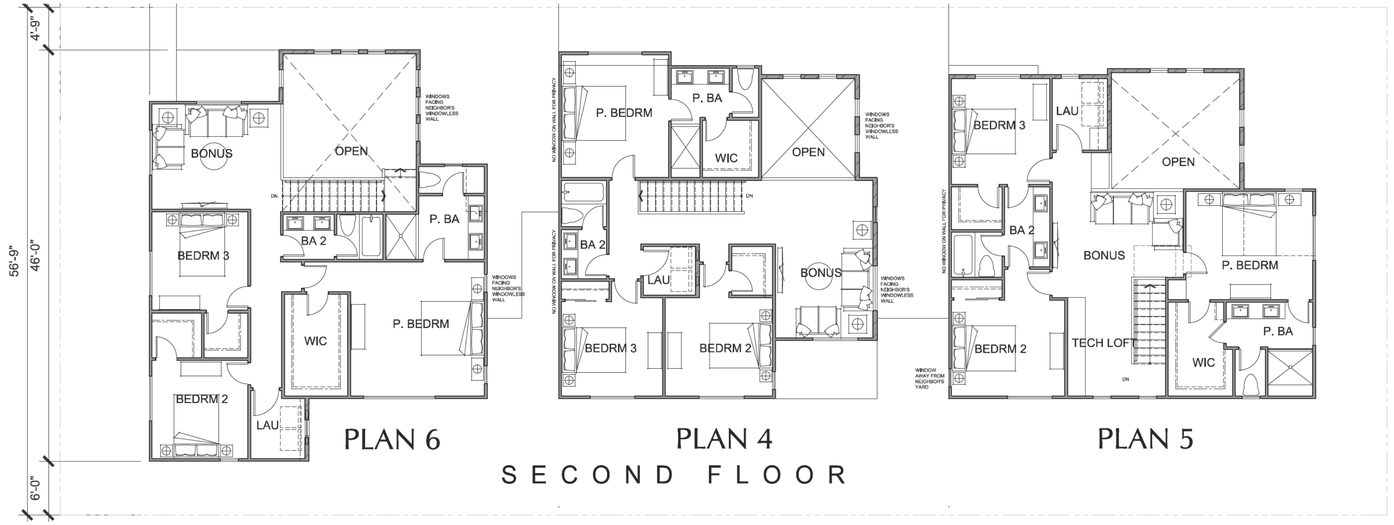
COVINA, CA

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR., SANTA ANA, CA 92705
PHONE: (714) 285-1888

03.10.26
JOB: 2421



SECOND FLOOR



FIRST FLOOR

TRASH STORAGE:
NO-CENTRALIZED TRASH ENCLOSURES ARE PROVIDED. ALL SOLID WASTE STORAGE WILL BE PROVIDED IN PRIVATE UNIT AREAS. 27 SF OF TRASH STORAGE ARE PROVIDED AT EACH UNIT.

NOTE: WINDOWS OFFSET SHALL BE REVIEWED AND PROVIDED AS NECESSARY WHERE OCCURS ON SITE FOR INCREASED PRIVACY WITH ADJACENT UNITS.

PLAN 4		
4 BEDROOMS, 3.5 BATHS, BONUS		
1st FLOOR	828	SQ. FT.
2nd FLOOR	1097	SQ. FT.
TOTAL:	1925	SQ. FT.
2-CAR GARAGE	445	SQ. FT.
BALCONY	0	SQ. FT.

PLAN 5		
4 BEDROOMS, 3.5 BATHS, BONUS		
1st FLOOR	887	SQ. FT.
2nd FLOOR	1195	SQ. FT.
TOTAL:	2082	SQ. FT.
2-CAR GARAGE	447	SQ. FT.
BALCONY	0	SQ. FT.

PLAN 6		
4 BEDROOMS, 3.5 BATHS, BONUS		
1st FLOOR	1016	SQ. FT.
2nd FLOOR	1176	SQ. FT.
TOTAL:	2192	SQ. FT.
2-CAR GARAGE	431	SQ. FT.
BALCONY	0	SQ. FT.

0 2' 8'
1' 4'

CLUSTER PLANS
PLANS 4, 5 & 6

A-0.6

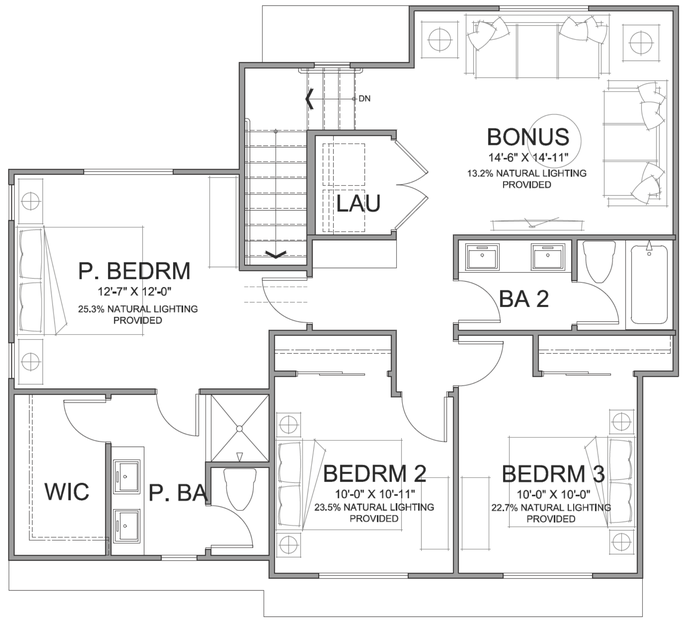
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PHONE: [redacted]

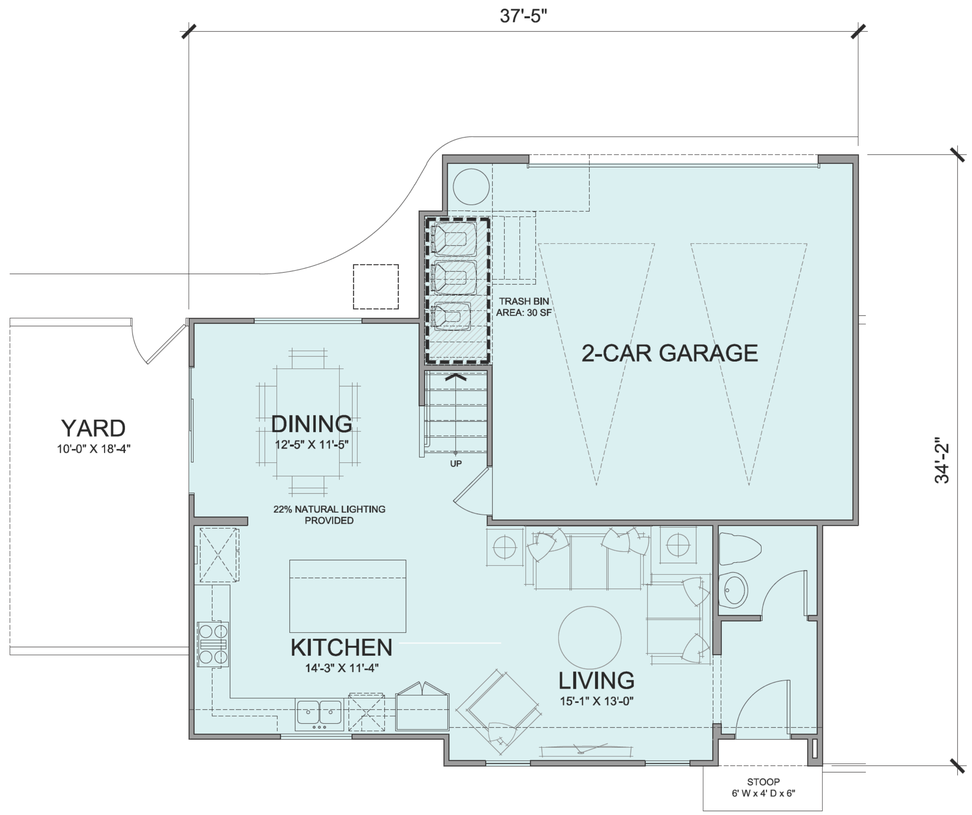
RCHOMES

[redacted]

03.10.26
2421



SECOND FLOOR



FIRST FLOOR

VISIBLE AT PROJECT ENTRY

PLAN 1
1,640 SF
3 BED,2.5 BA, BONUS

0 2' 8'
1' 4'

COVINA SFDs

COVINA, CA

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

PLAN 1
FLOOR PLANS

A.1.1

PHONE: [redacted]

03.10.26
JOB: 2421



RIGHT ELEVATION

REAR/MOTOR COURT ELEVATION

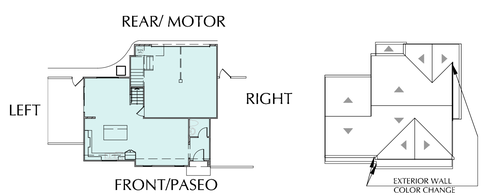


LEFT ELEVATION

FRONT/PASEO ELEVATION
VISIBLE AT PROJECT ENTRY

LEGEND

A -	'S' TILE CONCRETE ROOF	K -	STUCCO WRAPPED FOAM HOOD
B -	7" FOAM EAVE	L -	STUCCO WRAPPED POT SHELF
C -	STUCCO	M -	METAL EYEBROW ROOF
D -	VINYL WINDOW	N -	DECORATIVE CERAMIC TILE
E -	COMPOSITE ENTRY DOOR	O -	WOOD BEAM
F -	COMPOSITE SHUTTERS	P -	WOOD KICKER
G -	PANELED SECTIONAL GAR. DOOR	Q -	VINYL GATE
H -	STUCCO WRAPPED FOAM TRIM	R -	PAVER CAP
I -	STUCCO WRAPPED FOAM CORBEL	S -	VINYL FENCING
J -	DECORATIVE GABLE VENT	T -	DECORATIVE METAL GRILL
		U-	METAL GUTTER & DOWNSPOUT
		V-	DECORATIVE STUCCO GRILL



0 2' 8'
1' 4'

COVINA SFDs

COVINA, CA

PLAN 1 A-1.2
ELEVATIONS 1A

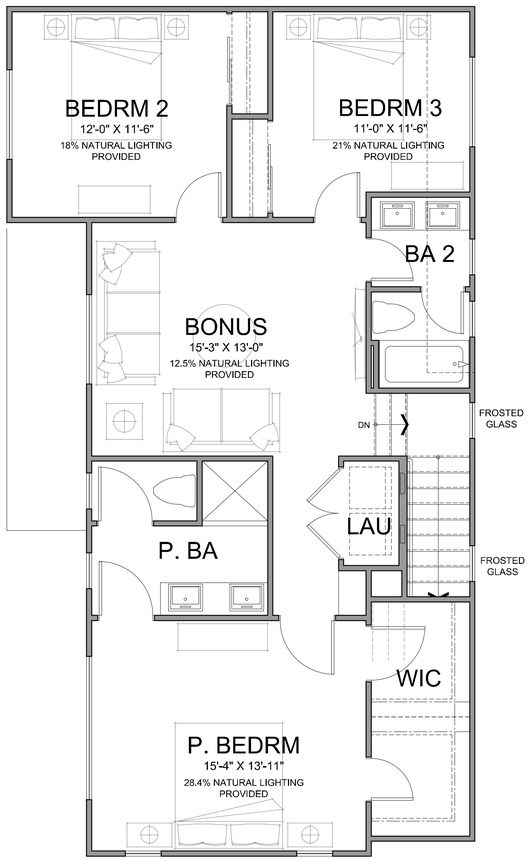
RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

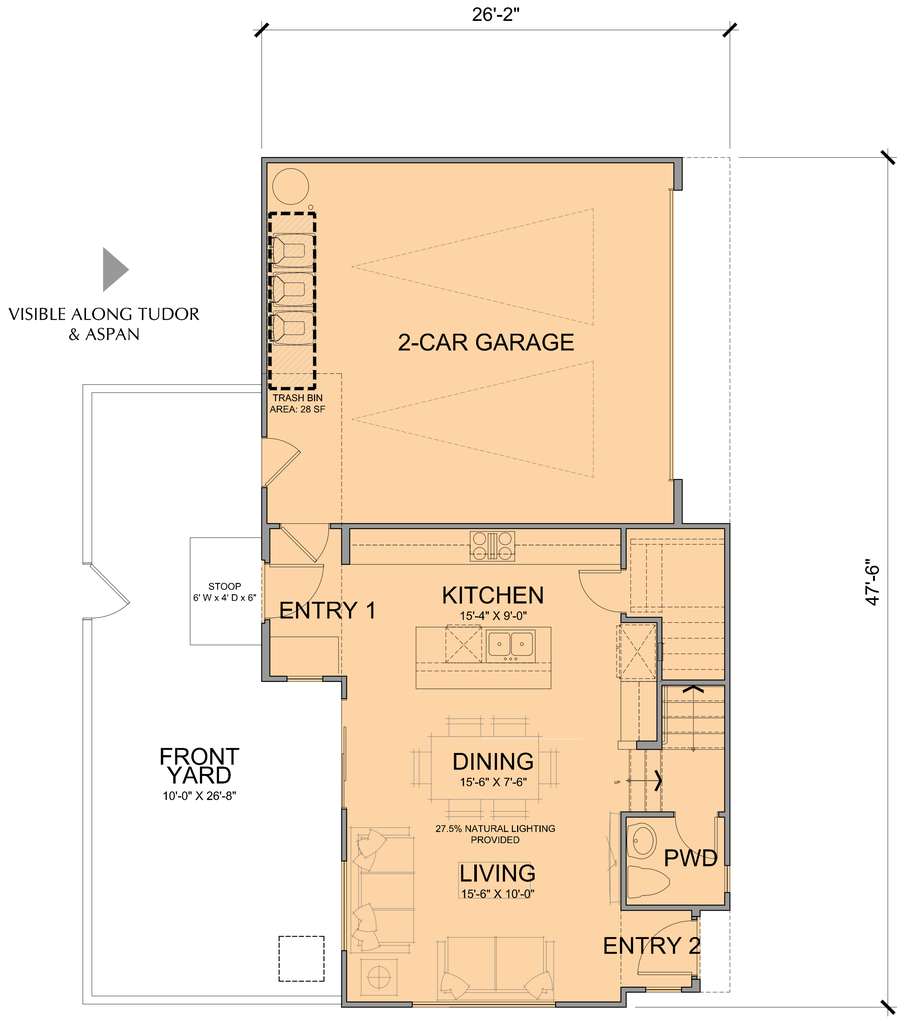
RCHOMES

PHONE: [redacted]

03.10.26
JOB: 2421



SECOND FLOOR



FIRST FLOOR

VISIBLE AT PROJECT ENTRY

PLAN 2
1,681 SF
3 BED,2.5 BA, BONUS

0 2' 8'
1' 4'

COVINA SFDs

COVINA, CA

PLAN 2
FLOOR PLANS

A.2.1

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



FRONT/MOTOR COURT ELEVATION

RIGHT ELEVATION

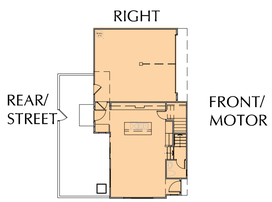


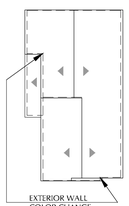
REAR/STREET ELEVATION
VISIBLE ALONG PUBLIC STREET

LEFT/PASEO ELEVATION
VISIBLE AT STREET CORNER

LEGEND

- A - 'S' TILE CONCRETE ROOF
- B - 7" FOAM EAVE
- C - STUCCO
- D - VINYL WINDOW
- E - COMPOSITE ENTRY DOOR
- F - COMPOSITE SHUTTERS
- G - PANELED SECTIONAL GAR. DOOR
- H - STUCCO WRAPPED FOAM TRIM
- I - STUCCO WRAPPED FOAM CORBEL
- J - DECORATIVE GABLE VENT
- K - STUCCO WRAPPED FOAM HOOD
- L - STUCCO WRAPPED POT SHELF
- M - METAL EYEBROW ROOF
- N - DECORATIVE CERAMIC TILE
- O - WOOD BEAM
- P - WOOD KICKER
- Q - VINYL GATE
- R - PAVER CAP
- S - VINYL FENCING
- T - DECORATIVE METAL GRILL
- U - METAL GUTTER & DOWNSPOUT
- V - DECORATIVE STUCCO GRILL





0 2' 8'
1' 4' 16'

PLAN 2 A-2.2
ELEVATIONS 2A

[redacted]

RCHOMES

PHONE: [redacted]

[redacted]

03.10.26
2421



FRONT/MOTOR COURT ELEVATION

RIGHT ELEVATION

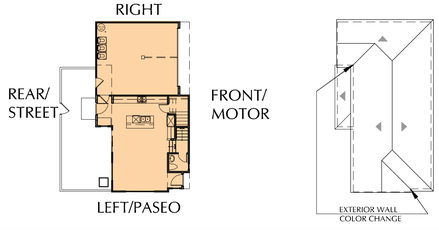


REAR/STREET ELEVATION
VISIBLE ALONG PUBLIC STREET

LEFT/PASEO ELEVATION
VISIBLE AT STREET CORNER

LEGEND

- A - 'S' TILE CONCRETE ROOF
- B - 7" FOAM EAVE
- C - STUCCO
- D - VINYL WINDOW
- E - COMPOSITE ENTRY DOOR
- F - COMPOSITE SHUTTERS
- G - PANELED SECTIONAL GAR. DOOR
- H - STUCCO WRAPPED FOAM TRIM
- I - STUCCO WRAPPED FOAM CORBEL
- J - DECORATIVE GABLE VENT
- K - STUCCO WRAPPED FOAM HOOD
- L - STUCCO WRAPPED POT SHELF
- M - METAL EYEBROW ROOF
- N - DECORATIVE CERAMIC TILE



0 2' 8'
1' 4' 16'

PLAN 2 A-2.3
ELEVATIONS 2C

COVINA SFDs

COVINA, CA

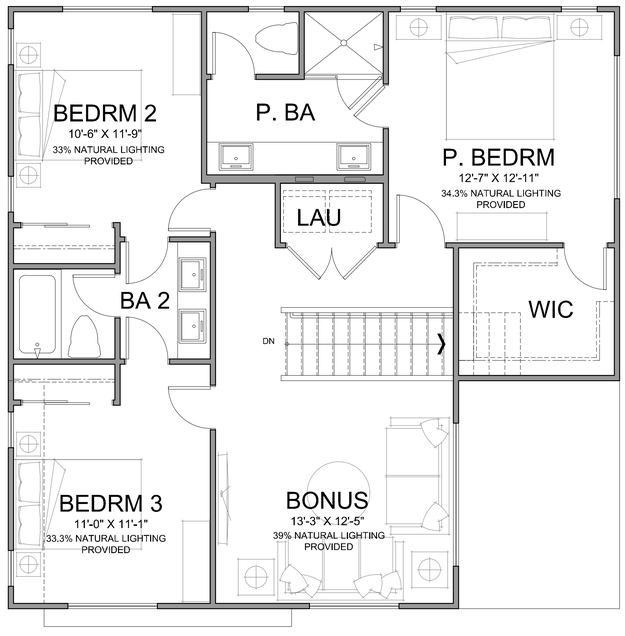
RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

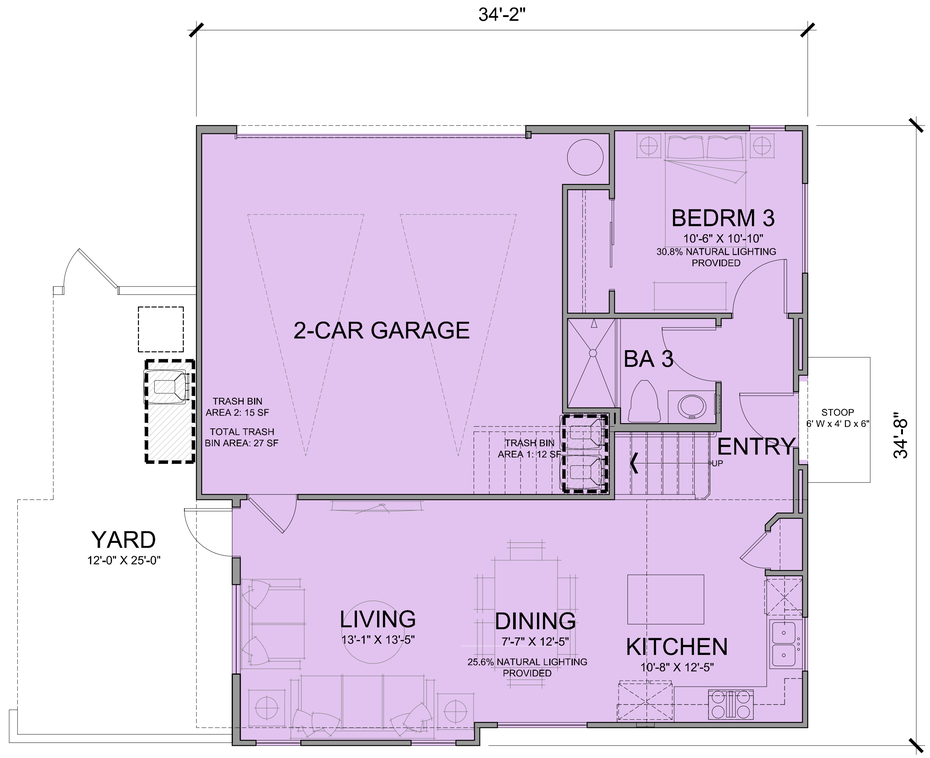
RCHOMES

[redacted]

03.10.26
JOB: 2421



SECOND FLOOR



VISIBLE AT INTERIOR DRIVE

FIRST FLOOR

VISIBLE ALONG CLYDEBANK, TUDOR & PROJECT ENTRY

PLAN 3
1,726 SF
4 BED, 3 BA, BONUS

0 2' 8'
1' 4'

COVINA SFDs

COVINA, CA

PLAN 3
FLOOR PLANS

A.3.1

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/MOTOR COURT ELEVATION

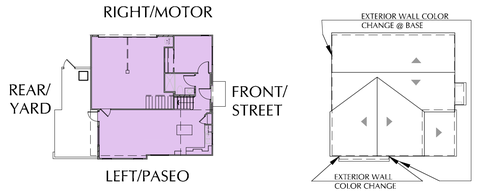


REAR/YARD ELEVATION

LEFT/PASEO ELEVATION
VISIBLE AT STREET ENTRY

LEGEND

A - 'S' TILE CONCRETE ROOF
B - 7" FOAM EAVE
C - STUCCO
D - VINYL WINDOW
E - COMPOSITE ENTRY DOOR
F - COMPOSITE SHUTTERS
G - PANELED SECTIONAL GAR. DOOR
H - STUCCO WRAPPED FOAM TRIM
I - STUCCO WRAPPED FOAM CORBEL
J - DECORATIVE GABLE VENT
K - STUCCO WRAPPED FOAM HOOD
L - STUCCO WRAPPED POT SHELF
M - METAL EYEBROW ROOF
N - DECORATIVE CERAMIC TILE



0 2' 8'
1' 4' 16'

PLAN 3 A-3.2
ELEVATIONS 3A

COVINA SFDs

COVINA, CA

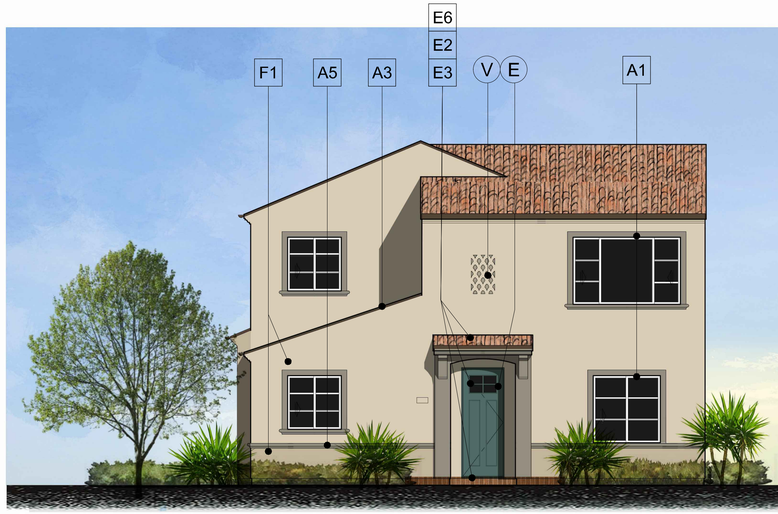
RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE



RIGHT/MOTOR COURT ELEVATION

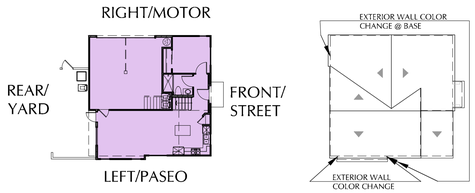


REAR/YARD ELEVATION

LEFT/PASEO ELEVATION
VISIBLE AT STREET ENTRY

LEGEND

- A - 'S' TILE CONCRETE ROOF
- B - 7" FOAM EAVE
- C - STUCCO
- D - VINYL WINDOW
- E - COMPOSITE ENTRY DOOR
- F - COMPOSITE SHUTTERS
- G - PANELED SECTIONAL GAR. DOOR
- H - STUCCO WRAPPED FOAM TRIM
- I - STUCCO WRAPPED FOAM CORBEL
- J - DECORATIVE GABLE VENT
- K - STUCCO WRAPPED FOAM HOOD
- L - STUCCO WRAPPED POT SHELF
- V- DECORATIVE STUCCO GRILL



0 2' 8'
1' 4' 16'

COVINA SFDs

COVINA, CA

PLAN 3 A-3.3
ELEVATIONS 3B

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/MOTOR COURT ELEVATION

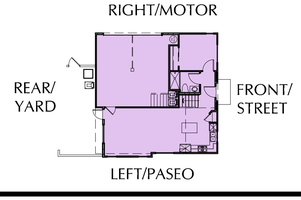


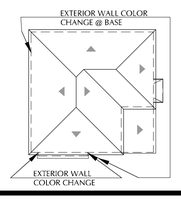
REAR/YARD ELEVATION

LEFT/PASEO ELEVATION
VISIBLE AT STREET ENTRY

LEGEND

A -	'S' TILE CONCRETE ROOF	K -	STUCCO WRAPPED FOAM HOOD
B -	7" FOAM EAVE	L -	STUCCO WRAPPED POT SHELF
C -	STUCCO	M -	METAL EYEBROW ROOF
D -	VINYL WINDOW	N -	DECORATIVE CERAMIC TILE
E -	COMPOSITE ENTRY DOOR		
F -	COMPOSITE SHUTTERS		
G -	PANELED SECTIONAL GAR. DOOR		
H -	STUCCO WRAPPED FOAM TRIM		
I -	STUCCO WRAPPED FOAM CORBEL		
J -	DECORATIVE GABLE VENT		





0 2' 8'
1' 4' 16'

COVINA SFDs

COVINA, CA

PLAN 3 A-3.4
ELEVATIONS 3C

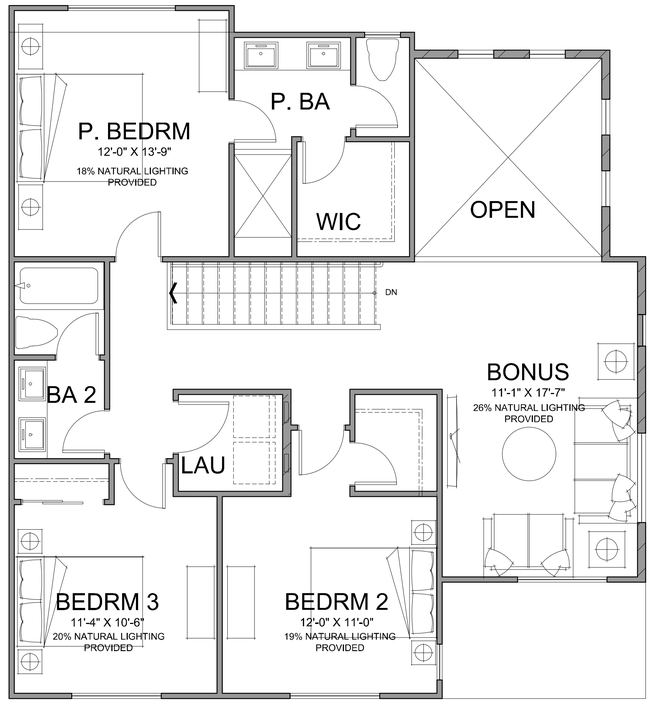
RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

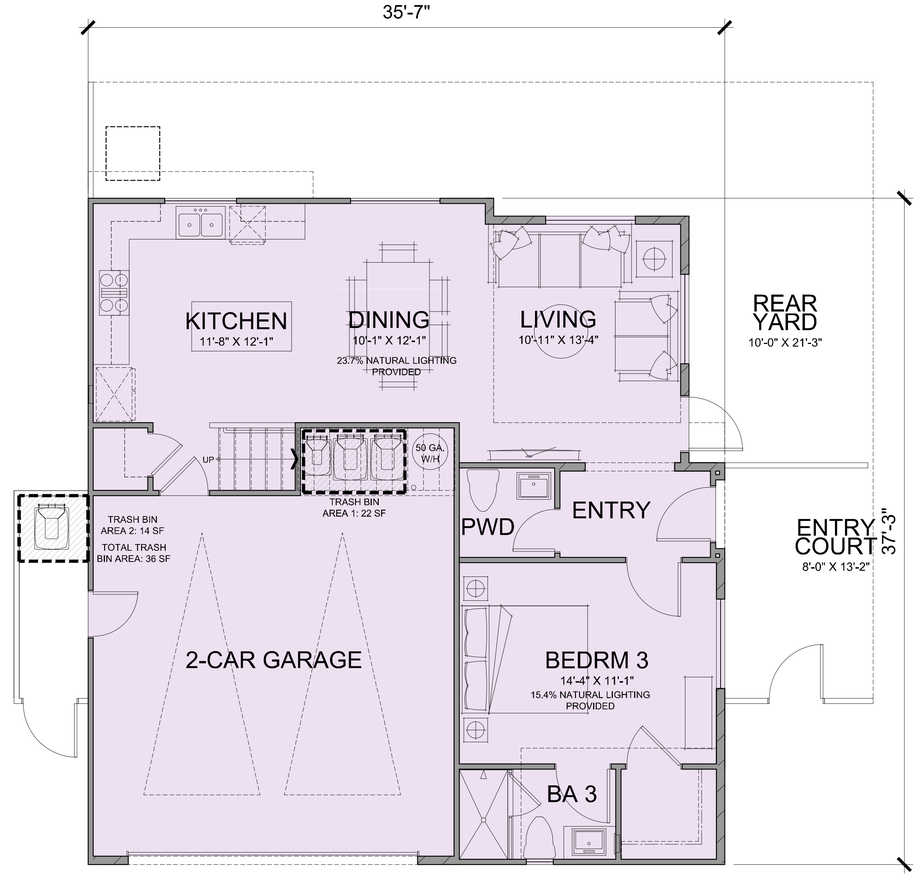
RCHOMES

[redacted]

03.10.26
JOB: 2421



SECOND FLOOR



FIRST FLOOR

VISIBLE AT INTERIOR DRIVE

PLAN 4
1,925 SF
4 BED, 3.5 BA, BONUS

0 2' 8'
1' 4'

COVINA SFDs

COVINA, CA

PLAN 4
FLOOR PLANS

A.4.1

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



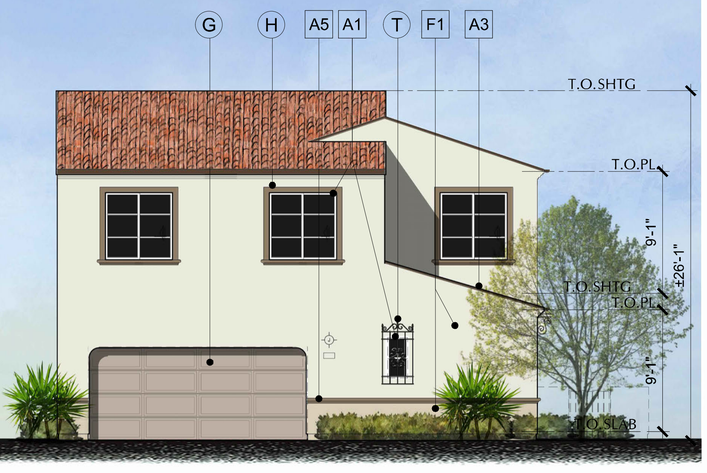
FRONT ELEVATION



RIGHT/YARD ELEVATION



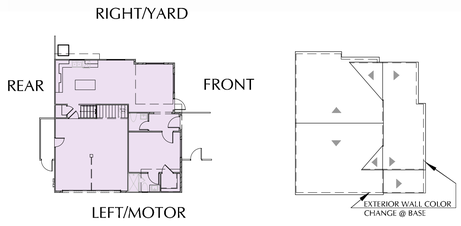
REAR ELEVATION



LEFT/MOTOR COURT ELEVATION
VISIBLE AT INTERIOR DRIVE

LEGEND

- A - 'S' TILE CONCRETE ROOF
- B - 7" FOAM EAVE
- C - STUCCO
- D - VINYL WINDOW
- E - COMPOSITE ENTRY DOOR
- F - COMPOSITE SHUTTERS
- G - PANELED SECTIONAL GAR. DOOR
- H - STUCCO WRAPPED FOAM TRIM
- I - STUCCO WRAPPED FOAM CORBEL
- J - DECORATIVE GABLE VENT
- K - STUCCO WRAPPED FOAM HOOD
- L - STUCCO WRAPPED POT SHELF
- M - METAL EYEBROW ROOF
- N - DECORATIVE CERAMIC TILE



0 2' 8'
1' 4' 16'

COVINA SFDs

COVINA, CA

PLAN 4 A-4.2
ELEVATIONS 4B

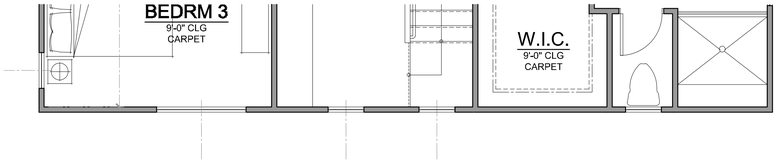
RC HOMES

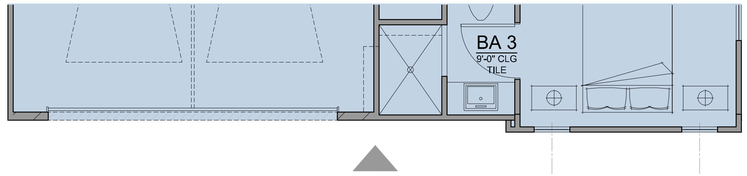
550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

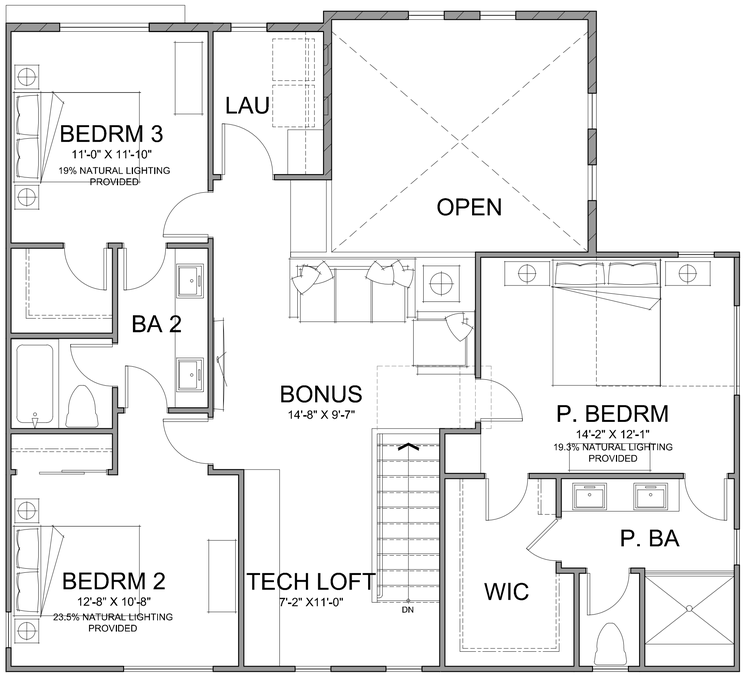
03.10.26
JOB: 2421



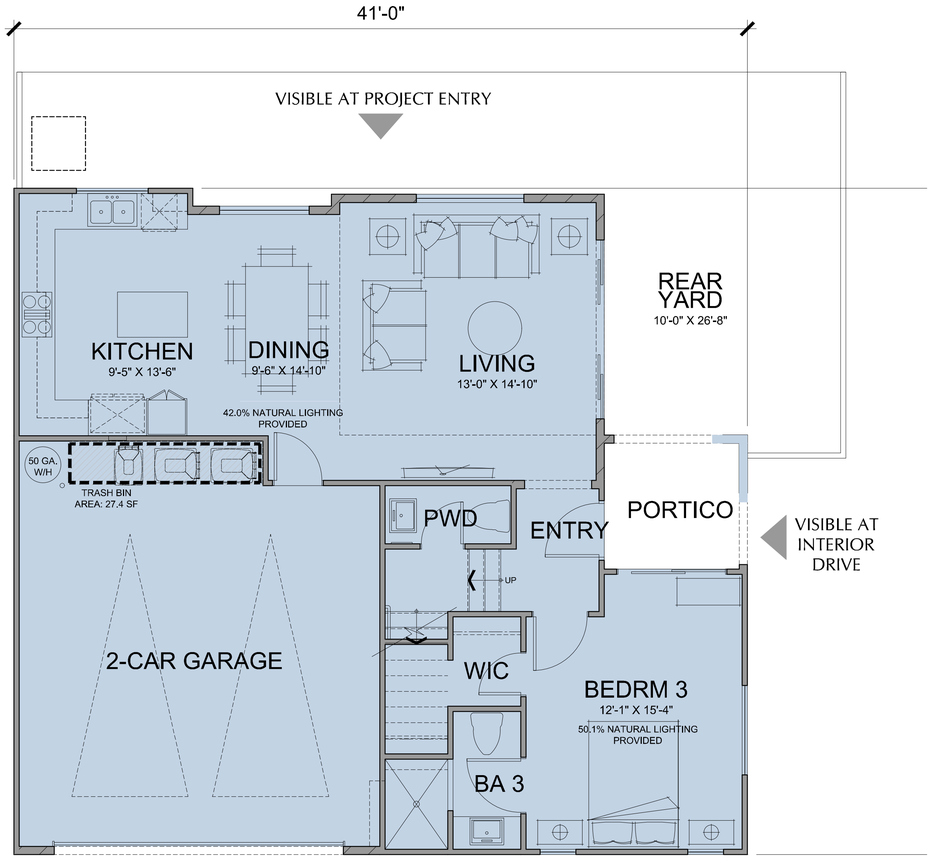


VISIBLE AT INTERIOR DRIVE

PLAN 5X
LOTS 94,101&104
2,109 SF
4 BED, 3.5 BA, BONUS



SECOND FLOOR



VISIBLE AT INTERIOR DRIVE

FIRST FLOOR

VISIBLE AT INTERIOR DRIVE

PLAN 5
2,082 SF
4 BED, 3.5 BA, BONUS

0 2' 8'
1' 4'

PLAN 5 A.5.1
FLOOR PLANS

COVINA SFDs COVINA, CA

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/YARD ELEVATION
VISIBLE AT PROJECT ENTRY

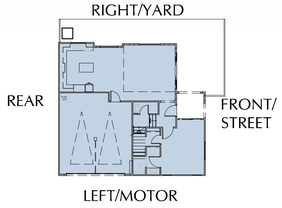


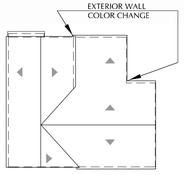
REAR ELEVATION

LEFT/MOTOR COURT ELEVATION

LEGEND

A - 'S' TILE CONCRETE ROOF
B - 7" FOAM EAVE
C - STUCCO
D - VINYL WINDOW
E - COMPOSITE ENTRY DOOR
F - COMPOSITE SHUTTERS
G - PANELED SECTIONAL GAR. DOOR
H - STUCCO WRAPPED FOAM TRIM
I - STUCCO WRAPPED FOAM CORBEL
J - DECORATIVE GABLE VENT
K - STUCCO WRAPPED FOAM HOOD
L - STUCCO WRAPPED POT SHELF
M - METAL EYEBROW ROOF
N - DECORATIVE CERAMIC TILE





0 2' 8'
1' 4' 16'

COVINA SFDs

COVINA, CA

PLAN 5 A-5.2
ELEVATIONS 5A

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/YARD ELEVATION
VISIBLE AT PROJECT ENTRY

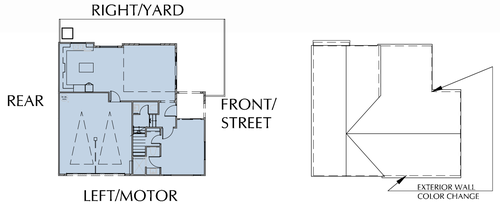


REAR ELEVATION

LEFT/MOTOR COURT ELEVATION
VISIBLE AT INTERIOR DRIVE

LEGEND

A -	'S' TILE CONCRETE ROOF	K -	STUCCO WRAPPED FOAM HOOD
B -	7" FOAM EAVE	L -	STUCCO WRAPPED POT SHELF
C -	STUCCO	M -	METAL EYEBROW ROOF
D -	VINYL WINDOW	N -	DECORATIVE CERAMIC TILE
E -	COMPOSITE ENTRY DOOR		
F -	COMPOSITE SHUTTERS		
G -	PANELED SECTIONAL GAR. DOOR		
H -	STUCCO WRAPPED FOAM TRIM		
I -	STUCCO WRAPPED FOAM CORBEL		
J -	DECORATIVE GABLE VENT		



0 2' 8'
1' 4' 16'

PLAN 5 A-5.2.1
ELEVATIONS 5AX

COVINA SFDs

COVINA, CA

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/YARD ELEVATION
VISIBLE AT PROJECT ENTRY

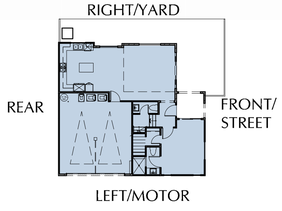


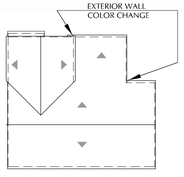
REAR ELEVATION

LEFT/MOTOR COURT ELEVATION

LEGEND

A - 'S' TILE CONCRETE ROOF
B - 7" FOAM EAVE
C - STUCCO
D - VINYL WINDOW
E - COMPOSITE ENTRY DOOR
F - COMPOSITE SHUTTERS
G - PANELED SECTIONAL GAR. DOOR
H - STUCCO WRAPPED FOAM TRIM
I - STUCCO WRAPPED FOAM CORBEL
J - DECORATIVE GABLE VENT
K - STUCCO WRAPPED FOAM HOOD
L - STUCCO WRAPPED POT SHELF
M - METAL EYEBROW ROOF
N - DECORATIVE CERAMIC TILE





0 2' 8'
1' 4' 16'

PLAN 5 A-5.3
ELEVATIONS 5B

COVINA SFDs

COVINA, CA

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/YARD ELEVATION
VISIBLE AT PROJECT ENTRY

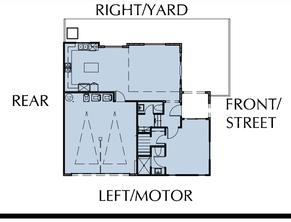


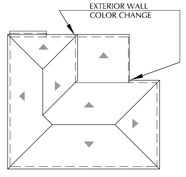
REAR ELEVATION

LEFT/MOTOR COURT ELEVATION

LEGEND

A - 'S' TILE CONCRETE ROOF
B - 7" FOAM EAVE
C - STUCCO
D - VINYL WINDOW
E - COMPOSITE ENTRY DOOR
F - COMPOSITE SHUTTERS
G - PANELED SECTIONAL GAR. DOOR
H - STUCCO WRAPPED FOAM TRIM
I - STUCCO WRAPPED FOAM CORBEL
J - DECORATIVE GABLE VENT
K - STUCCO WRAPPED FOAM HOOD
L - STUCCO WRAPPED POT SHELF
M - METAL EYEBROW ROOF
N - DECORATIVE CERAMIC TILE





0 2' 8'
1' 4' 16'

PLAN 5 A-5.4
ELEVATIONS 5C

COVINA SFDs

COVINA, CA

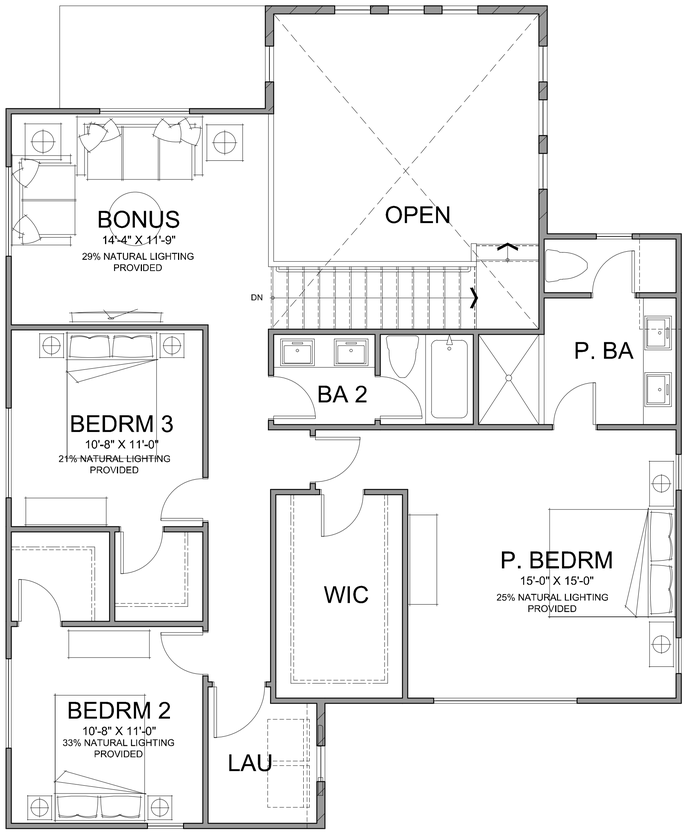
RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

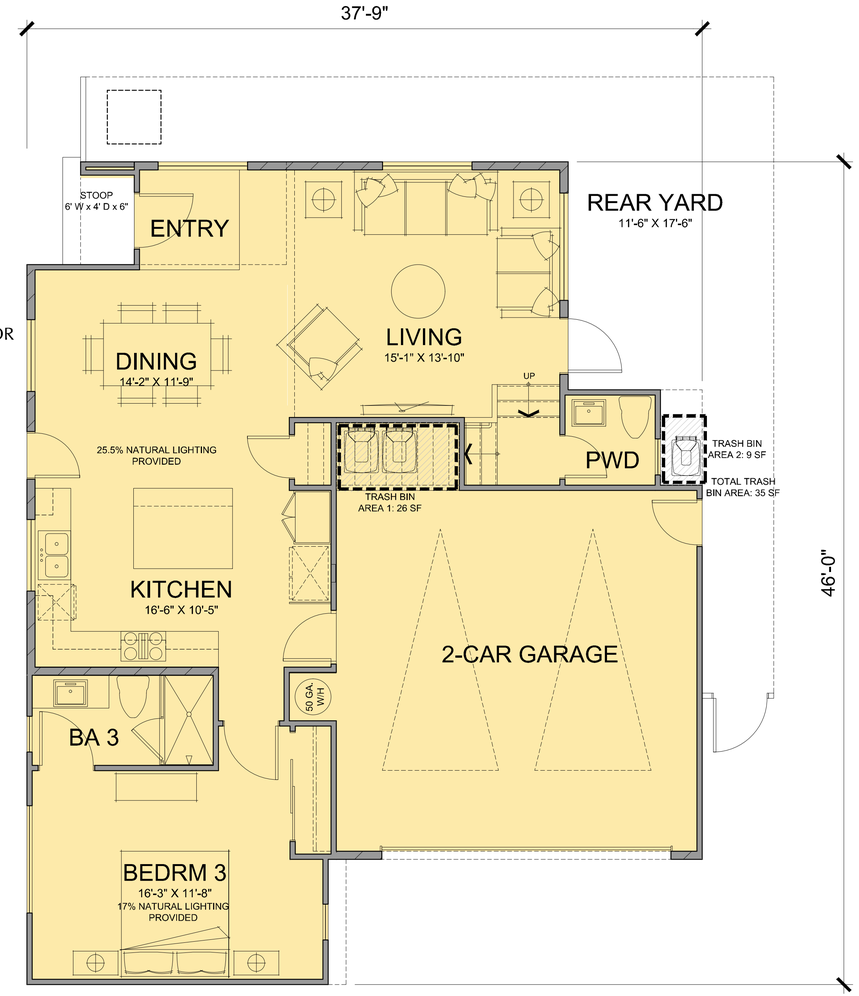
03.10.26
JOB: 2421



SECOND FLOOR

VISIBLE ALONG CLYDEBANK & ASPAN

VISIBLE ALONG CLYDEBANK & TUDOR



FIRST FLOOR

PLAN 6
2,192 SF
4 BED, 3.5 BA, BONUS

0 2' 8'
1' 4'

PLAN 6 A.6.1
FLOOR PLANS

COVINA SFDs COVINA, CA
RC HOMES
550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



REAR ELEVATION

LEFT/YARD ELEVATION
VISIBLE AT STREET CORNER

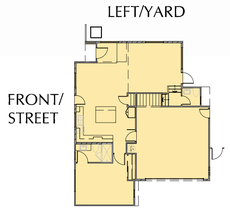


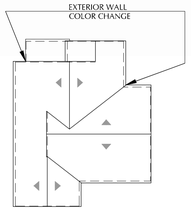
FRONT/STREET ELEVATION
VISIBLE AT PUBLIC STREET

RIGHT/MOTOR COURT ELEVATION

LEGEND

A - 'S' TILE CONCRETE ROOF
B - 7" FOAM EAVE
C - STUCCO
D - VINYL WINDOW
E - COMPOSITE ENTRY DOOR
F - COMPOSITE SHUTTERS
G - PANELED SECTIONAL GAR. DOOR
H - STUCCO WRAPPED FOAM TRIM
I - STUCCO WRAPPED FOAM CORBEL
J - DECORATIVE GABLE VENT
K - STUCCO WRAPPED FOAM HOOD
L - STUCCO WRAPPED POT SHELF
M - METAL EYEBROW ROOF
N - DECORATIVE CERAMIC TILE





0 2' 8'
1' 4' 16'

COVINA SFDs

COVINA, CA

PLAN 6 A-6.2
ELEVATIONS 6A

RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

RCHOMES

[redacted]

03.10.26
JOB: 2421



REAR ELEVATION



LEFT/YARD ELEVATION
VISIBLE AT STREET CORNER

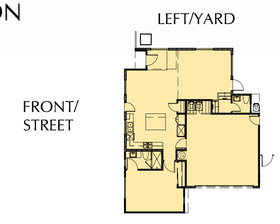


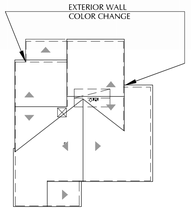
FRONT/STREET ELEVATION
VISIBLE AT PUBLIC STREET

RIGHT/MOTOR COURT ELEVATION

LEGEND

A - 'S' TILE CONCRETE ROOF	K - STUCCO WRAPPED FOAM HOOD
B - 7" FOAM EAVE	L - STUCCO WRAPPED POT SHELF
C - STUCCO	M - METAL EYEBROW ROOF
D - VINYL WINDOW	N - DECORATIVE CERAMIC TILE
E - COMPOSITE ENTRY DOOR	O - WOOD BEAM
F - COMPOSITE SHUTTERS	P - WOOD KICKER
G - PANELED SECTIONAL GAR. DOOR	Q - VINYL GATE
H - STUCCO WRAPPED FOAM TRIM	R - PAVER CAP
I - STUCCO WRAPPED FOAM CORBEL	S - VINYL FENCING
J - DECORATIVE GABLE VENT	T - DECORATIVE METAL GRILL
	U - METAL GUTTER & DOWNSPOUT
	V - DECORATIVE STUCCO GRILL





0 2' 8'
1' 4' 16'

PLAN 6 A-6.3
ELEVATIONS 6B

[redacted]

RCHOMES

PHONE: [redacted]

[redacted]

03.10.26
2421

SCHEME 1

COLORS AND MATERIALS BOARD

NOTE: DIGITAL COLORS MAY NOT REPRESENT TRUE PAINT COLOR



EAGLE ROOFING
CONCRETE S-TILE
SANTA BARBARA BLEND 8403

OMEGA STUCCO 1 SW7008 ALABASTER 16/20 SAND TEXTURE

OMEGA STUCCO 2 SW7565 OYSTER BAR 16/20 SAND TEXTURE

OMEGA STUCCO 3 SW7550 RESORT TAN 16/20 SAND TEXTURE

W.I.	**TRIM 1**	**ACCENT**
SW7048 URBANE BRONZE	SW7041 VAN DYKE BROWN	SW9141 WATERLOO
MUSKET GUTTER/ DOWNSPOUTS **CUSTOM BILT**	WHITE **VINYL WINDOW FRAME**	TAUPE GARAGE DOOR COLOR **OVERHEAD**

Angeleno Associates, Inc.
147 City Plaza Drive, Santa Ana, Ca 92705
www.angelenoarchitects.com Tel: (714) 285-1888
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08.18.25

RC HOMES
COVINA SFD

SCHEME 2

COLORS AND MATERIALS BOARD

NOTE: DIGITAL COLORS MAY NOT REPRESENT TRUE PAINT COLOR



EAGLE ROOFING
CONCRETE S-TILE
SANTA CLARA BLEND 8820

OMEGA STUCCO 1 SW7529 SAND BEACH 16/20 SAND TEXTURE

OMEGA STUCCO 2 SW7528 WINDSOR GREIGE 16/20 SAND TEXTURE

OMEGA STUCCO 2 SW9172 STUDIO CLAY 16/20 SAND TEXTURE

W.I.	**TRIM 1**	**ACCENT**
SW7048 URBANE BRONZE	SW7027 HICKORY SMOKE	SW2810 ROOKWOOD SASH GREEN
MUSKET GUTTER/ DOWNSPOUTS **CUSTOM BILT**	WHITE **VINYL WINDOW FRAME**	BROWN GARAGE DOOR COLOR **OVERHEAD**

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08.18.25

RC HOMES
COVINA SFD

SCHEME 3

COLORS AND MATERIALS BOARD

NOTE: DIGITAL COLORS MAY NOT REPRESENT TRUE PAINT COLOR



EAGLE ROOFING
CONCRETE S-TILE
SUNRISE BLEND 3645

OMEGA STUCCO 1 SW7689 ROW HOUSE TAN 16/20 SAND TEXTURE

OMEGA STUCCO 2 SW7534 OUTERBANKS 16/20 SAND TEXTURE

OMEGA STUCCO 3 SW7572 LOTUS POD 16/20 SAND TEXTURE

W.I.	**TRIM 1**	**ACCENT**
SW7048 URBANE BRONZE	SW7054 OAK LEAF BROWN	SW7593 RUSTIC RED
MUSKET GUTTER/ DOWNSPOUTS **CUSTOM BILT**	WHITE **VINYL WINDOW FRAME**	DESERT TAN GARAGE DOOR COLOR **OVERHEAD**

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147 City Plaza Drive, Santa Ana, Ca 92705
www.angelenoarchitects.com Tel: (714) 285-1888
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08.18.25

RC HOMES
COVINA SFD

[redacted]

PHONE: [redacted]

RCHOMES

EXHIBIT J

From: Alicia Zistecatl <[redacted]
Sent: Sunday, July 26, 2026 1:18 PM
To: Michelle Lynch
Subject: Comentario público oficial: Oposición al Proyecto Núm. PRJ2025-002162 (5034 Clydebank Avenue)

CAUTION: External Email. Proceed Responsibly.

Estimada Sra. Lynch y Miembros de la Comisión Regional de Planificación:

Le escribo como residente de este vecindario desde hace más de 30 años para expresar mi profunda preocupación y firme oposición al Proyecto Núm. PRJ2025-002162 en el 5034 de Clydebank Avenue.

He vivido en esta comunidad durante más de tres décadas. Ha sido un vecindario tranquilo y maravilloso donde tuve la dicha de criar a mi familia. A mi familia y a mí nos encanta salir a caminar con nuestros perros por ambos lados del vecindario, cruzando entre Coney Avenue y Clydebank Avenue. Mi gran deseo es seguir viviendo aquí tranquilamente y preservar esta misma calidad de vida para las futuras generaciones, incluyendo a mis futuros nietos.
Sin embargo, he visto de primera mano cómo ha cambiado la zona desde el cierre de la escuela Ellington. A lo largo de los años, el tráfico y el estacionamiento han empeorado notablemente. En calles como Coney Avenue, muchas casas tienen múltiples inquilinos y familias, lo que hace que encontrar estacionamiento sea muy difícil y las calles estén constantemente llenas de autos.
Si aprueban un proyecto masivo de 104 viviendas en Clydebank Avenue, el problema de estacionamiento y congestión se volverá insostenible. El tráfico adicional de residentes y visitantes colapsará nuestras calles residenciales, destruyendo la tranquilidad de la zona y poniendo en riesgo la seguridad de quienes caminamos con nuestros perros y familias por el vecindario.

Mis Preocupaciones Principales:
Crisis de Estacionamiento y Tráfico en las Calles: Nuestra zona ya sufre por el alto volumen de autos estacionados en la calle. Agregar 104 unidades más generará cientos de vehículos adicionales en Clydebank y calles circundantes, afectando incluso el paso de camiones de basura y vehículos de emergencia.
Peligro por la Eliminación del Puente Peatonal: El puente peatonal que conecta Coney Avenue con Clydebank Avenue es indispensable para nuestra comunidad y para quienes caminamos por la zona. Los estudiantes de escuelas locales como Las Palmas, Gladstone y Northview lo usan a diario para regresar a sus casas de forma segura. Quitar este puente obligará a los jóvenes a caminar por calles más lejanas y peligrosas con alto tráfico.
Exceso de Tierra y Polvo (Más de 100,000 yardas cúbicas de nivelación): Mover más de 100,000 yardas cúbicas de tierra al lado de nuestras casas destruirá la calidad del aire con polvo y generará un ruido constante de maquinaria pesada durante meses.
Un Parque Público para las Futuras Generaciones: En lugar de saturar aún más nuestro vecindario con edificios y concreto, este terreno de 8.5 acres debería convertirse en un parque público o área verde. Un parque le daría a nuestras familias, a nuestros nietos y a las futuras generaciones un espacio limpio, seguro y saludable para disfrutar y caminar.
Por el bienestar, la tranquilidad y la seguridad de nuestra comunidad, le pido respetuosamente a la Comisión que rechace la solicitud de este proyecto. Por favor, incluyan esta carta en el registro oficial para la audiencia del 2 de septiembre de 2026.

Atentamente,
Alicia Zistecatl Hernandez
[redacted]

From: Chris Kearney [redacted]
Sent: Tuesday, July 14, 2026 10:07 AM
To: Joshua Huntington; Michelle Lynch; Duran-Medina, Guadalupe; Kent Tsujii
Subject: The Cove at Clydebank Tract #84788

CAUTION: External Email. Proceed Responsibly.

I am writing to express my concerns regarding the recent public meeting about The Cove at Clydebank development.

Unfortunately, the meeting was once again dominated by the same individual who also disrupted the first meeting. As a result, many residents were left with little opportunity to have their questions and concerns addressed. It left me with the impression that residents have very few rights or meaningful opportunities to participate in this process.

At the beginning of the meeting, Mr. Tim Sales stated that RC Homes representatives and LA County officials were there to best present the project and tell us there is nothing we can do to stop it. That statement raised an important question: Who is there to support and represent the concerns of the existing residents who will be directly affected by this development? I know for a fact that there are exceptions to all of the codes CEQA, Planning, Zoning, Fire codes, ETC.

I respectfully request clarification on the following issues:

1. **Current Zoning and Density**
   My understanding is that the current zoning is R1-6000, and the gross site area is 351,543 square feet. Based on this information, it appears the maximum allowable density would be approximately 62 residential units, not the proposed 77 units. Furthermore, this calculation does not appear to account for the land required for streets, sidewalks, and other infrastructure. Please explain how the proposed density complies with the current zoning requirements.

2. **Traffic Study**
   The traffic study map presented included traffic counts for Devanah St., Nubia St., and Groverdale St. However, these streets do not provide access to Lark Ellen, and it is highly unlikely they would ever be used by residents of the proposed development. Because of this, I do not believe the study accurately reflects actual traffic conditions. I respectfully request that a new, real-time traffic study be conducted using realistic traffic patterns and conditions specific to this project. A one-size-fits-all approach using the accepted traffic studies manuals is not appropriate when evaluating the impacts on

our neighborhood.

While I understand that the Lark Ellen bike path is a separate issue, it cannot be ignored that the combination of the bike path and this proposed development will place significant additional pressure on the surrounding neighborhood and existing residents. The cumulative impacts should be considered as part of the overall evaluation.

3. **Low Income Program**
   Can someone explain to me how the low-income program works? If the developer is estimating a $1,000,000 sales cost for a normal price sale and a $260,000 low-income sales price, That an over $11,000,000 loss are these units subsidized by the taxpayers of LA County.

Finally, I request that you provide the names and email addresses of the Planning Commission members, supervisors, or any other officials who will be voting on this project in September so that residents may communicate their concerns directly.

Thank you for your time and consideration. I look forward to your response and to receiving clarification on these important issues.

Christopher Kearney
[redacted]

From: Duran-Medina, Guadalupe <GDuran-Medina@bos.lacounty.gov>
Sent: Thursday, July 9, 2026 2:43 PM
To: Debra Chambless
Cc: Michelle Lynch
Subject: RE: The Cove at Clidebank

CAUTION: External Email. Proceed Responsibly.

Thank you, Debra for attending last night and for providing your comments. I'm looping in Michelle of Regional Planning so that she can register your comments for the case.

Best Regards,

Guadalupe Duran-Medina *(she/her/ella)*
Planning Deputy
856 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012
O: (213) 974-4111
C: (213) 458-2925
hildalsolis.org

Los Angeles County Supervisor
HILDA L. SOLIS
First District • Chair

From: Debra Chambless [redacted]
Sent: Thursday, July 9, 2026 2:06 PM
To: Duran-Medina, Guadalupe <GDuran-Medina@bos.lacounty.gov>
Subject: The Cove at Clidebank

I am against the new building at the Cove at Clidebank, Track#84788.
I went to the meeting on Wed 7/9. I heard the people and I heard that they do not want the Cove. I hope that you heard the same thing.

1. The traffic will be awful as you would know if you have ever driven in the area. The bike lanes caused so much pain to the community. Now you want to add a couple hundred more cars to the already crowded streets???
2. We are constantly badgered to stop using water. Imagine how much more water will be used with hundreds of people added. I am so tired of it.
3. The school that is left is overcrowded. How many more children will be added with all of those homes? It isn't sustainable.

I pray every day that democrats will eventually get some common sense. Maybe it can start with you and your boss. (although you ae supposed to work for the people).

Thank you, (although I know that you alll will do what you want to do and the people do not matter)
Debra Chambless

From: DRP Info
Sent: Wednesday, October 22, 2025 3:57 PM
To: Michelle Lynch
Subject: FW: Concern Regarding Developments and Community Involvement

BRYAN S. MOLLER
SENIOR PLANNER, Operations & Major Projects
Office: (213) 974-6411 • Direct: (213) 893-7411
Email: bmoller@planning.lacounty.gov

From: chartres gonzalez [redacted]
Sent: Wednesday, October 22, 2025 2:33 PM
To: DRP Info <info@planning.lacounty.gov>
Subject: Concern Regarding Developments and Community Involvement

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

I am writing to express my concerns about the recent sale and planned redevelopment of the former school property into multi-housing, including low-income units. It is disappointing that surrounding residents were not more thoroughly informed or consulted about alternative options, such as the creation of a park, which many in the community would have preferred.

Additionally, the newly installed bike lane seems underutilized, has contributed to increased traffic congestion, and the frequent damage to its posts has negatively impacted the area's appearance.

I believe the community should have a stronger voice in these decisions. Could you please advise on how residents can actively participate or organize to urge reconsideration of the redevelopment plans? Many of us would like to explore options that better serve the neighborhood's needs.

Thank you for your attention to these concerns. I look forward to hearing how residents can get involved.

Ellington Elementary School

5034 N. Clydebank Ave

Covina, Ca 91722

AIN: 8410-028-900

Thank you,

Chartres Gonzalez

From: DRP Info
Sent: Thursday, June 4, 2026 4:30 PM
To: Michelle Lynch
Subject: FW: New Development - Covina

Hi Michelle,

I believe your working on this project. Can you please follow up as needed?

Thanks,

DIANA GONZALEZ (she/her/hers)
PRINCIPAL PLANNER, Operations & Major Projects (OMP)

All official correspondence is issued solely from dgonzalez@planning.lacounty.gov and donotreply@lacounty.gov email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

-----Original Message-----
From: Tania Marroquin <[redacted]
Sent: Thursday, June 4, 2026 9:12 AM
To: DRP Info <info@planning.lacounty.gov>
Subject: New Development - Covina

CAUTION: External Email. Proceed Responsibly.

Hello,

I am a concerned resident of Covina, living at 16703 E Devanah St. Recently, we learned that the closed school in our neighborhood is being converted into a 104-unit multi-level housing community. The neighborhood strongly opposes this development, and we are deeply concerned about its potential impact on our community. The neighborhood currently has only two points of entry. Adding 104 3-4 bedroom units and limited parking will significantly impact traffic flow and raise concerns about security, noise pollution, and the carbon footprint.

In an attempt to reduce the carbon footprint and pollution, the country recently closed one of the main lanes on Lark Ellen and transformed it into a bike lane. While this change has undoubtedly increased traffic in our area, adding 104, 3-4 bedroom new homes will only exacerbate the problem.

The people of this community kindly request that the County consider repurposing the closed Alice M. Ellington Elementary School into a city park. This initiative would not only benefit the community but also align with the County's commitment to reducing our carbon footprint.

Thank you and we look forward to hearing from you.

Sincerely,

Tania Marroquin
[redacted]

From: Joshua Huntington
Sent: Wednesday, May 27, 2026 6:13 PM
To: Susan Tae; Michelle Lynch
Subject: FW: New Development planned for 5034 N Clydebank Ave, Covina, CA 91722

Hi Susie,

This is @Michelle's case. She'll respond.

Thanks,

Josh

JOSHUA HUNTINGTON, AICP (he/him/his)
SUPERVISING PLANNER, Subdivisions
Office: (213) 974-6433 • Cell: (213) 509-5415
Email: jhuntington@planning.lacounty.gov

From: Susan Tae <stae@planning.lacounty.gov>
Sent: Wednesday, May 27, 2026 5:02 PM
To: Joshua Huntington <jhuntington@planning.lacounty.gov>
Subject: FW: New Development planned for 5034 N Clydebank Ave, Covina, CA 91722

Hi Josh,

This sounds like a subdivision. Can you please have someone from your team confirm and respond if so?

Thanks!
Susie

SUSAN TAE, AICP (she/her/hers)
ASSISTANT DEPUTY DIRECTOR, Current Planning Division
Office: (213) 974-6477 • Cell: (213) 210-6006
Email: stae@planning.lacounty.gov
planning.lacounty.gov
Please note that our office is closed on Fridays.

All official correspondence is issued solely from *[Name]@planning.lacounty.gov* and *donotreply@lacounty.gov* email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: Clandrum [redacted]
Sent: Wednesday, May 27, 2026 4:45 PM
To: EDL-DRP BU-D Current Planning <cp@planning.lacounty.gov>
Subject: New Development planned for 5034 N Clydebank Ave, Covina, CA 91722

CAUTION: External Email. Proceed Responsibly.

Good Afternoon,

I am not sure if this is the correct contact but I need to know what is the process to get this information to an application that was filed for the development of houses at the former Alice M. Elligton school site, address 5034 N Clydebank Ave, Covina, CA 91722.

It is my understanding that an application was submitted to build 104 new homes (2 story each with 3-4 bedrooms) the homes will have 2 car garages and there will be 33 guest parking only. Considering the amount of people that can live per home the amount of parking is insufficient and will create a parking mess around the neighborhood.

Additionally, and one of the biggest concerns is that there are only 2 entrances/exits into this neighborhood. With Lark Ellen being the main street and currently down to one lane since the second lane was modified to become bicycle lanes with barriers, due to this the impact on traffic and to the existing neighborhood is substantial. I urge you to consider this impact when reviewing the application for the development of these homes. When the school was active there was more traffic but this traffic was typically during specific hours and with most working people not in the neighborhood. It will not be the same with the amount of people to fill 104 homes and their guests, the amount of traffic at all times will be extremely heavy and this small area isn't capable of handling that amount of traffic. I urge you to please consider all this. The amount of homes being considered should be reduced and number of parking increased. Thank you for your attention.

Claudia Landrum
[redacted]

From: Karla Cuellar
To: Michelle Lynch
Subject: List of Covina Signers
Date: Wednesday, July 8, 2026 8:30:31 PM

CAUTION: External Email. Proceed Responsibly.

Good evening, Michelle,

I hope you are having a nice evening. My name is Karla and I am a resident of the city of Covina.
Do you know where I can submit a list of petitioned signers and their comments from my community for case# 84788, before this case closes? This is for the development of potential houses at Clydebank.

Thank you so much Michelle,

Karla Cuellar

MARGARET A. MARKS
[redacted]

August 11, 2026

Michelle Lynch
Los Angeles County Planning
320 W. Temple St.
Los Angeles, CA 90012

Sent via Certified Mail #9589 0710 5270 2068 3932 82
and Email

Re: Project No.: PRJ2025-002162
The Cove at Clydebank
5034 Clydebank Ave., Covina, CA

Dear Ms. Lynch:

I have been the property owner of [redacted] for over 50 years. My property is 2 doors east of the above proposed development.

I object to this project.

The existing neighborhood was developed in the early 1950's. It is a very compact tract with very narrow streets, making the egress for 262 cars; 131 units x 2 cars per unit very difficult in case of emergency.

In addition, parking on the streets is at a premium. The increase in traffic and offstreet parking for the owners & their guests at this project would be an ongoing hardship for the occupants in the homes surrounding this development.

Again, I am gravely concerned what this very dense project would do to this quiet neighborhood.

Please consider turning this former school into a neighborhood park, which would greatly benefit the families and save the many beautiful trees.

Sincerely,

Margaret Marks

Margaret A. Marks
[redacted]

From: Rosemarie McLain [redacted]
Sent: Wednesday, August 19, 2026 11:00 AM
To: Michelle Lynch
Subject: ProjectNo.PRJ2025-002162 - location5034Clydebank Ave.

CAUTION: External Email. Proceed Responsibly.

Att:Michelle Lynch

I oppose the proposed project as is. At first, we were told there would be 104 units built on the land. The notice of public hearing
states that the developer wants another permit to add an additional 27 units, bringing the total to 131 condos. This is too many for the area I live in on Clydebank Ave, since our neighborhood consists of 134 homes. The developer should reduce the number of intended homes in order to better accommodate existing residents as well as future newcomers to the community.

If 131 condos are approved, this would cause a negative impact on existing traffic since there are only two primary exits out of the neighborhood. The traffic study that was previously done in relation to this project is inaccurate as it was done prior to the bike lane being installed on Lark Ellen Ave. This caused one lane on each side of the road to be taken away, causing a higher than normal volume of congestion. A new traffic study should be redone before making a decision to build so many homes. This will create a more accurate view and assessment of the correct size and scope a project similar to this one would need to be properly executed.

It's great to turn "dead" property into a new source of revenue for the city, but at what cost? A solution needs to be reached that satisfies both the long time residents and future members of this community. If clarification or further feedback is needed, please let me know.

Thank you for your time and consideration,

Rosemarie McLain
.

From: ruben mendoza [redacted]
Sent: Monday, July 27, 2026 5:39 PM
To: Michelle Lynch
Subject: Project No. PRJ2025-002162

CAUTION: External Email. Proceed Responsibly.

Re: Vesting Tentative Tract Map No. 84788 (Project No. PRJ2025-002237) — 5034 Clydebank Avenue, Covina, CA 91722

To the Los Angeles County Department of Regional Planning,

I am writing to submit comments on the proposed residential tract at 5034 Clydebank Avenue in the Vincent/Covina area of unincorporated Los Angeles County. I have significant concerns about traffic safety and neighborhood infrastructure that I believe must be addressed before this project moves forward.

1. Traffic Study and History of Fatalities

Lark Ellen Avenue was narrowed to a single lane to accommodate the Greenway Belt Bike Path. I am asking whether a traffic study was conducted prior to that lane reduction, and whether an updated traffic study will now be required to account for this development. This is not a hypothetical safety concern: two girls were killed on Lark Ellen in the past, and a student bicyclist was killed last year on Cypress Avenue, less than a mile from the high school, by a speeding motorist. Any traffic analysis for this project needs to account for this documented history of pedestrian and bicyclist fatalities in the immediate area.

2. Street Widening and Parking on Thoroughfares

Several streets in this neighborhood are already narrow. Will any streets be widened to accommodate the additional traffic this development will generate? Will on-street parking be removed on the thoroughfares leading to Lark Ellen to create additional travel lanes? Residents need clarity on this before the project is approved.

3. On-Site Parking

The tract itself should be required to provide adequate off-street parking for its own residents and guests. Undersized on-site parking will push overflow parking into the surrounding neighborhood streets, which are not equipped to absorb it.

4. Traffic Volume

This project could add an estimated 300–400 additional vehicles to a single, central point in the neighborhood. The number of housing units approved directly determines the number of vehicles added to these streets, and that volume needs to be weighed against the existing narrow, un-widened road network.

5. Pedestrian Infrastructure

Sidewalks are effectively absent throughout this neighborhood. The only sidewalk in the entire area is on Gragmont, between Lark Ellen and Clydebank. Every other street lacks sidewalks entirely. Adding hundreds of vehicles' worth of daily traffic to a neighborhood with no pedestrian infrastructure is a serious safety hazard for residents who walk, bike, or skate — not just drive.

6. Street Lighting
There is no street lighting anywhere in this neighborhood. Increased year-round traffic volume without adequate lighting compounds the existing risks to pedestrians, cyclists, and drivers alike.
7. Responsibility for Safety Improvements
Given that this development will be the direct cause of increased traffic volume, I want to know who will be responsible for funding and implementing needed safety measures — sidewalks, street lighting, and any necessary road improvements. These costs should be borne by the developer, not by existing taxpayers.
8. Emergency Access
The neighborhood currently has only two ingress/egress points. Will this project add any additional access points into the neighborhood? With only two points of entry and exit, emergency response and evacuation capacity is already limited, and this should be evaluated as part of the project review.
9. Environmental / Stormwater
Will the developer be required to use porous/permeable paving or other stormwater mitigation measures on the property as a condition of approval?
Summary
My concern is not limited to the sidewalk or infrastructure directly bordering the proposed tract — it is about the safety of the entire surrounding neighborhood. Residents will continue to use these streets for driving, walking, biking, and other forms of commuting, and the existing conditions (no sidewalks, no street lighting, narrow streets, limited emergency access, and a documented history of fatal collisions nearby) mean this project's traffic impact cannot be evaluated in isolation. I request that a full, updated traffic and safety study be conducted and made public, and that any approval include developer-funded mitigation for sidewalks, lighting, and road capacity throughout the affected neighborhood — not just adjacent to the project site.
Thank you for considering these comments. I request confirmation that this comment has been entered into the official record for this case.

Thank you Michelle!

Sincerely,
[redacted]
[redacted]

[redacted] [redacted]

From: Vivian Zistecatl <[redacted]
Sent: Sunday, July 26, 2026 1:29 PM
To: Michelle Lynch
Subject: Official Public Comment & Alternative Site Proposal: Opposition to Project No. PRJ2025-002162 (5034 Clydebank Avenue)

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Lynch and Members of the Regional Planning Commission,

I am writing to express my strong opposition to **Project No. PRJ2025-002162**, which proposes a 104-unit detached condominium development on the 8.5-acre property located at 5034 Clydebank Avenue in Covina.

This property and neighborhood hold deep personal significance for me. As a lifelong resident of this community, I am an alumnus of former Ellington Elementary School, the very site this project seeks to repurpose, as well as an alumnus of Las Palmas Middle School and Northview High School. Growing up, the pedestrian bridge connecting Coney Avenue to Clydebank Avenue was a vital link that allowed me and countless other students to walk home safely every day. Today, my family and I still rely on this connected neighborhood layout to walk our dogs safely across both sides of the community.

Replacing this historic community parcel with high-density housing while removing essential pedestrian infrastructure will permanently damage the safety and character of our neighborhood. While I understand the regional need for housing, this proposal is completely incompatible with our residential area. I urge the Commission to reject these permits and prioritize converting the site into a public park for current and future generations.

Key Technical and Environmental Objections

1. **Loss of Critical Student Infrastructure (Pedestrian Bridge Removal):** Removing the pedestrian bridge that connects Coney Avenue to Clydebank Avenue removes a crucial safe walking route. Students currently attending **Las Palmas Middle School, Gladstone Middle School, and Northview High School** rely on this shortcut to get home safely without navigating heavy street traffic. Removing it creates unnecessary safety hazards for neighborhood youth.
2. **Severe Parking Congestion and Traffic Spikes:** Over the years, parking on nearby streets like Coney Avenue has already become heavily constrained due to multi-tenant occupancy. Adding 104 high-density units on Clydebank Avenue will overflow into surrounding residential streets, creating a severe parking crisis and delaying emergency vehicles.
3. **Excessive Grading and Site Disruption:** The proposal requires over **100,000 cubic**

yards of grading. Moving this massive volume of soil directly adjacent to existing homes will generate severe dust pollution, long-term construction noise, and safety hazards from heavy machinery on narrow neighborhood roads.

4. **Loss of Green Space and Mature Canopy:** Destroying existing trees—including non-heritage oaks—along with requesting setback waivers, severely reduces local green space. Converting 8.5 acres entirely into dense housing permanently deprives our community of rare open land.
5. **Community Need for Open Public Space (A Public Park):** Because this parcel served local families as an educational center for decades, its highest and best public use moving forward is a public park or recreational facility. A park would preserve open space, protect local ecology, and provide an essential health benefit to neighborhood families and future generations.

Alternative Site Proposal: N. Vincent Avenue Corridor

To be clear, the community recognizes the regional need for housing; however, placing high-density units deep inside a quiet single-family neighborhood creates severe infrastructure and safety impacts.

If the County and developer are seeking an ideal location for high-density multi-family development in this immediate area, we strongly urge you to direct multi-unit proposals toward **the massive, long-vacant parcel along N. Vincent Avenue, located directly south of Arrow Highway** (south of the commercial corridor at Arrow Hwy and Allen Dr).

- **Direct Arterial & Transit Access:** N. Vincent Avenue and Arrow Highway are major multi-lane roadways designed to absorb high daily traffic volumes, unlike narrow interior neighborhood streets like Clydebank Avenue.
- **Proximity to Commercial Buffers:** The N. Vincent Avenue parcel sits adjacent to commercial and light-industrial zones, making it an ideal candidate for mixed-use or multi-family zoning without encroaching on low-density single-family neighborhoods.
- **Preserves R-1 Neighborhood Integrity:** Developing on this commercial-adjacent parcel prevents severe parking overflow and vehicular congestion on surrounding residential streets.
- **Protects Student Safety:** Utilizing a major arterial corridor avoids destroying essential pedestrian infrastructure (like the Coney-to-Clydebank bridge used daily by local students).
- **Repurposes Underutilized Land:** Developing this large, long-vacant plot revitalizes an underutilized corridor while allowing the 8.5-acre former Ellington Elementary site to be preserved as a much-needed public park and green space for neighborhood families.

For these technical, environmental, and planning reasons, I respectfully request that the Regional Planning Commission deny the proposed Vesting Tentative Tract Map,

Conditional Use Permit, and associated density waivers for Project No. PRJ2025-002162.

Thank you for your consideration and service to our community. Please include this letter in the official public record for the September 2, 2026 hearing.

Sincerely,

Vivian Zistecatl

[redacted]

[redacted]

From: Ricardo Rizo <ricriz21@yahoo.com>
Sent: Friday, July 10, 2026 8:50 AM
To: Michelle Lynch
Subject: TRAC#84788

CAUTION: External Email. Proceed Responsibly.

My family and I attended the community meeting on July 8th and came away with a few questions. Our first concern is the additional traffic. We know it was stated that the studies were conducted that showed the extra traffic will not be any more then when the school was being used but it seems to the residents that with the addition of Lark Ellen down to one lane only 2 routes in and out of the area (Gragmont St and Tudor) the traffic flow will increase significantly. A question was brought up about repaving and fixing the streets leading into the new housing tract because of the damage caused by the school buses. The individual that spoke, I believe his name was Tim Sale stated that the streets being considered for repair were E.Gragmont / Clydebank , Tudor and Aspen Ave. We live on Devanah St, and the school bus regularly used our street as a through way to and from the school. We would like to know if Devanah St can be added to the list since it is going to be one of the main entrances in and out the tract. The other concern is parking in the area. We understand each home has a 2-car garage and 33 extra spaces, but most households have 3 sometimes 4 vehicles with would basically have tenants look for parking in the surrounding area. Is it possible for the county and RC homes to address our concerns to give us a better explanation than what was said that night.

Sincerely Ricardo Rizo
ricriz21@yahoo.com
Ricardo Rizo

From: Tania Marroquin <taniaarakelian@gmail.com>
Sent: Thursday, July 9, 2026 11:08 AM
To: Michelle Lynch; Duran-Medina, Guadalupe
Cc: fernando rnfsigns.com
Subject: Case 84788 - Covina, CA

CAUTION: External Email. Proceed Responsibly.

Hello Michelle and Guadalupe,

I am a concerned resident of Covina living on Devanah St. I am writing regarding the proposed redevelopment of the former Alice M. Ellington Elementary School into a 104-unit, multi-story residential community.

Many residents in our neighborhood strongly oppose this project due to the significant impact it is likely to have on our community. Our neighborhood currently has only two points of entry and exit. Introducing 104 new three- and four-bedroom homes, along with limited parking, will substantially increase traffic congestion while creating additional concerns related to public safety, noise, parking overflow, and environmental impacts.

In an effort to reduce traffic emissions and encourage alternative transportation, one of the primary lanes on Lark Ellen Avenue was recently converted into a bike lane. While I appreciate the County's commitment to sustainability, this change has already increased traffic congestion in our area. Adding a development of this size would undoubtably place even greater strain on our local streets and undermine those efforts by increasing vehicle trips and emissions.

Instead, I respectfully ask the County to consider repurposing the former Alice M. Ellington Elementary School into a public park or open green space. A neighborhood park would provide lasting recreational, environmental, and health benefits for residents while supporting the County's goals of improving quality of life and reducing the community's carbon footprint.

I appreciate your consideration of our concerns and respectfully request that you carefully evaluate the long-term impacts of this proposed development. I look forward to your response and hope the County will pursue a solution that better serves the needs of our community.

Sincerely,

Tania Marroquin

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

September 3, 2026

Tim Sales
RC Homes, Inc.
275 Anita Drive
Pasadena, CA 91105

PROJECT NO. PRJ2025-002162-(1)
VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)
CONDITIONAL USE PERMIT NO. RPPL2025003569
OAK TREE PERMIT NO. RPPL2025003567
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203
5034 CLYDEBANK AVENUE, COVINA (8410-028-900)

Dear Mr. Sales:

The Regional Planning Commission (Commission), by its action of **September 2, 2026,** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **September 14, 2026.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

A Notice of Exemption may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Vesting Tentative Tract Map No. 84788 shall expire on September 2, 2028. The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the

payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.

The grants for the associated entitlements shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 84788. In the event that Vesting Tentative Tract Map No. 84788 should expire without the recordation of a final map, these grants shall terminate upon the expiration of the tentative map. Entitlements regarding the use of the property thereafter shall be subject to the regulations then in effect.

For questions or for additional information, please contact Michelle Lynch of the Subdivisions Section at (213) 893-7005 or mlynch@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:ML

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

Affidavit of Acceptance Instructions

STEP 1: **NOTARIZE AFFIDAVIT:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: **COUNTY REGISTRAR-RECORDER:** Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information, call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) Record Affidavit of Acceptance Form and Conditions of Approval: Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) Post Notice of Exemption (NOE): The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: **LA COUNTY PLANNING:** Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and NOE posting receipt. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder.

Mail to:

Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: **PROJECT NO. PRJ2025-002162-(1)**
VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)
CONDITIONAL USE PERMIT NO. RPPL2025003569
OAK TREE PERMIT NO. RPPL2025003567
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203
5034 CLYDEBANK AVENUE, COVINA
APN: 8410-028-900

I/We, the undersigned, state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permits.

Executed this _____ day of _____ ,20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-002162
VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 2, 2026, in the matter of Project No. **PRJ2025-002162**, consisting of Vesting Tentative Tract Map No. 84788 (RPPL2025002201) ("VTTM84788"). VTTM84788 was considered together with Conditional Use Permit ("CUP") No. RPPL2025003569, Oak Tree Permit ("OTP") RPPL2025003567 and Administrative Housing Permit ("AHP") No. RPPL2025002203. VTTM84788, and the CUP, OTP, and AHP are referred to collectively as the "Project."

2. **HEARING PROCEEDINGS.** The Project was presented before the Commission on September 2, 2026. Staff presented the Project, then the applicant provided a presentation regarding their company and the Project. Then the Commission opened the public hearing. There were a total of 22 public speakers in-person and via zoom in opposition and in support of the Project. The main topics discussed by speakers opposed to the Project were traffic, access, bike lanes, and density. The Commission inquired about the concerns over density, emergency access, and traffic. County representatives from The Departments of Planning, Public Works, and Fire addressed the concerns regarding the traffic analysis and access issues.

   Staff also noted that two additional public comments were received after the supplemental memo was issued on September 1, 2026. One comment was opposed and one comment was in support of the Project. There being no further testimony, the Commission closed the public hearing and approved the project consistent with staff's recommendation.

3. **ENTITLEMENT REQUESTED.** The applicant, Tim Sales ("Applicant"), requests VTTM84788 to create one multi-family lot with 104 detached residential condominium units on 8.5 acres located at 5034 Clydebank Avenue in the unincorporated community of Covina pursuant to Los Angeles County Code ("County Code") Chapter 21.38 (Vesting Tentative Map).

4. **RELATED ENTITLEMENT**. The CUP is a related request to allow on-site project grading of more than 100,000 cubic yards ("cy") in the R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) pursuant to Sections 22.140.240 (Grading Projects) and 22.158.050 (Conditional Use Permit Findings and Decision Requirements).

5. **RELATED ENTITLEMENT**. The OTP is a related request to allow the removal of two non-heritage oak trees pursuant to County Code Section 22.174.030 (Applicability).

6. **RELATED ENTITLEMENT**. The AHP is a related request to allow a 35 percent density bonus to allow an additional 27 units with a set-aside of 16 affordable units at the lower income level [80 percent Annual Median Income ("AMI")]. This includes waivers and incentives of development standards for reductions in landscaping, modifications of unit access adjacent to a fire lane, reduced setbacks, modification to the location of accessory structures and equipment, reduced building separation, increased wall and fence heights, reductions in residential design strategies, reduced entryway areas, modification of the walls and fences transparency requirement, and modifications of fence materials, pursuant to the provision and maintenance of affordable housing under County Code Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus).

7. **ENTITLEMENT REQUESTOR**. Unless otherwise apparent from the context, subdivider or successor in interest ("Applicant") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **PREVIOUS ENTITLEMENTS.** There were no previous planning approvals. The existing structures are an elementary school. Permit records were not found.

9. **LOCATION.** The Project is located at 5034 Clydebank Avenue, Covina, within the Irwindale Zoned District within the East San Gabriel Valley ("ESGV") Planning Area ("Project Site").

10. **LAND USE DESIGNATION.** The Project Site is located within the P (Public and Semi-Public) land use category of the ESGV Area Plan ("Area Plan") Policy Map, a component of the General Plan. For properties with the P land use designation, and in the event that the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development in keeping with community character are permitted. Therefore, since the surrounding areas are H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre), the proposed land use of H9 is permitted without a plan amendment. The H9 land use designation is intended for single-family residences ("SFRs").

11. **ZONING.** The Project Site is located in the Irwindale Zoned District, and currently zoned R-1-6,000.

12. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-1-6,000	SFRs
EAST	H9	R-1-6,000	SFRs
SOUTH	H9	R-1-6,000	SFRs
WEST	H9, W (Water), P	R-1 (Single-Family Residence - 5,000 Square	SFRs

		Feet Minimum Required Lot Area), R-1-6,000	

13. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 8.5 net acres in size and consists of one legal lot. The Project Site is irregularly shaped, has flat topography, and is developed with an existing elementary school, associated non-habitable structures, and a parking lot. Two non-heritage oak trees are existing on-site.

B. Site Access
The Project Site fronts Clydebank Avenue, Tudor Street and Aspan Avenue, all 36-foot-wide public streets. Primary access to the Project Site will be via entrance/exits from Clydebank Avenue and two access points from Aspan Avenue. The Project will not be gated and will provide internal circulation through a 26-foot-wide private driveway and fire lane, and 24-foot-wide private driveways and fire lanes in the motor court development. There are no other proposed vehicle access points to the Project Site. The Project provides a five-foot-wide walkway throughout the Project Site, providing direct pedestrian access to all units.

C. Vesting Tentative Map and Exhibit Map / Exhibit "A"
The Vesting Tentative Tract Map dated April 1, 2026, depicts an irregular-shaped Project Site with a 26-foot-wide private driveway and fire lane, and 24-foot-wide private driveways and fire lanes for the proposed motor courts throughout the Project Site.

The Exhibit Map dated April 1, 2026, depicts 104 residential units with attached two-car garages. The proposed residences from six different plans range in size from 1,640 square feet to 2,192 square feet with three- or four-bedroom units and each with a private balcony and private yard area. The proposed maximum building height will be 26 feet. Each unit will have a two-car garage for a total of 208 covered parking spaces, and there will be an additional 33 uncovered guest parking spaces for a total of 241 standard parking spaces. There are internal private drives and fire lanes with widths of 24 feet and 26 feet as well as 29,430 square feet of common areas that include a park, two large landscape areas, and six paseos on the 8.5-acre multi-family lot. Other Project features include an internal five-foot-wide walkway, 104 long-term bicycle parking spaces (one in each unit), and 245 trees that include 50 small accent trees, 60 medium trees, 4 large shade trees, 83 interior lot trees, and 48 perimeter street trees. The Project includes a total of 167,894 cubic yards ("cy") of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. Two oak non-heritage trees are proposed to be removed. The private driveways and fire lanes will not be gated.

D. Parking
The Project will provide a total of 241 parking spaces, of which 208 parking spaces are reserved for residents within individual two-car garages in the condominium units. Thirty-three (33) uncovered guest parking spaces are provided throughout the Project Site along the private driveways and fire lanes near the common areas and designated park areas.

E. Internal Circulation
Internal circulation and access for the Project will be provided by private driveway and fire lane systems with a paved width of 26 feet for the main paved areas, and motor court access for the private garages paved 24 feet. All vehicle back-up areas will provide the full 26 feet. The internal circulation system consists of two components: 1) main driveways consisting of "A" Drive, "B" Drive, "C" Drive, and "D" Drive as the main access points and main roadway through the site; and 2) smaller drives "AA" through "PP" for a total of 16 motor court driveways. The "A" Drive connects to the Project entry from Aspan (North Entry) through the Project to the access entry from Clydebank (East Entry), and then "D" Drive is the Project entry from Aspan (West Entry).

F. Condominium Project
Pursuant to the Subdivision Map Act, condominium units may be leased or sold, renters of condominium units may not receive sufficient notification when an owner decides to sell the units. To provide renters with proper notification, notification will be required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

G. Storage Enclosure Requirements for Recycling and Solid Waste
While trash and recycling requirements are not approved through the Tentative Map process, policy has been integrated into the review of the conceptual locations. County Code Sections 22.132.010 (Purpose) and 22.132.020 (Applicability) require that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, excluding compact lot subdivision and SFR subdivision. The Project is for 104 detached units and is considered a multi-family subdivision and therefore is subject to these requirements. Per the requirements, the storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times. The storage areas shall be located within the same enclosure, unless the Director of the County Department of Regional Planning ("LA County Planning") determines that extraordinary circumstances prevent collating containers within one enclosure, thereby necessitating multiple enclosures, or when the storage area is located outside of a building, it shall be located in the rear portion of the lot, wherever feasible, or adjacent to an alley if the lot is bordered by an alley. The Project indicates that trash and recycling areas will be located within each of the two-car garages for each dwelling, so long as it does not block access, and provides 27 square feet of storage area. The Applicant received correspondence from the

County Department of Public Works ("Public Works"), Environmental Planning Division, stating that this alternative area to this section's requirements would be allowed. The storage areas must not be located within the required vehicle spaces, and when moved for trash collection, they may not be located within any area designated for pedestrian and vehicle access. The Project Site will maintain these designated areas free and clear of trash and recycling receptacles.

H. Public Art in Private Development

The Project includes 104 detached residential units. A development project resulting in the creation of 30 or more dwelling units, including mixed-use developments, subdivisions, common-interest developments, or multi-family housing, will be required to incorporate works of publicly accessible art in private development. Per County Code Section 22.246.090 (Public Art in Private Development Program) the residential development with a building valuation of $750,000 or greater. The $750,000 building valuation eligibility threshold shall be adjusted on March 1, 2026, and annually thereafter, based on the changes to the Consumer Price Index of the preceding year. As an alternative, rather than providing Public Art pursuant to County Code Section 22.246.090.E.1 (Establishment of Public Art in Private Development Program), the Applicant provides an In-Lieu Fee, pursuant to the same Subsection E.1, and the value of such Public Art is less than one percent of the building valuation. The In-Lieu Fee shall be the difference between one percent of the building valuation and the Public Art to be deposited into the Public Art in Private Development Fund.

14. **CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning Staff determined that this Project qualifies as a Statutory Exemption pursuant to CEQA Guidelines; the Project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the Area Plan Environmental Impact Report ("EIR") (SCH Number 2022040512) that was certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts, including for traffic, noise, air quality, etc. A traffic analysis including a Vehicle Miles Travelled ("VMT") analysis was conducted for this project and was below the VMT screening limits required for any additional traffic study.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the Area Plan

for which an EIR was certified. The Project also includes one additional condition of approval for a tribal monitor during grading.

15. **PUBLIC COMMENTS.**
Staff have received 23 public comments about the Project, including 18 emails in opposition and five in support of the Project.

16. **COMMUNITY OUTREACH**
Community concerns during both meetings included the following topics:
- Density,
- Concerns with traffic and the traffic analysis conducted,
- Street Improvements,
- The existing bike lanes within the community,
- Water availability; and
- Emergency evacuation issues.

17. **AGENCY RECOMMENDATIONS.**
A. Los Angeles County Subdivision Committee, consisting of LA County Planning and Public Works as well as County Departments of Fire ("Fire"), Parks and Recreation, and Public Health: Recommended approval of Vesting Tentative Tract Map and Exhibit Map dated April 1, 2026.

B. Fire Forester and Fire Warden, issued its recommendations for conditions of approval in a letter dated October 2, 2025.

C. Los Angeles County Development Authority issued its recommendations for conditions of approval in a letter dated June 10, 2026.

18. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper publication (Highland Press Courier), and property posting. On July 23, 2026, Staff mailed a total of 630 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Irwindale Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

19. **LAND USE POLICY.** The Commission finds that the Project is consistent with applicable goals and policies of the Area Plan, a component of the General Plan. The Project is within the P land use category of the Area Plan. For properties with the land use designation of P, and in the event that the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted. Therefore, since the surrounding areas are H9, H9 is permitted without a plan amendment. Based on the Project's Site net acreage of 8.5 acres, the maximum allowable density is 77 dwelling units.

Consistent with the Area Plan, the applicant is requesting an additional 27 units for a total of 104 residential condominium units, under the applicable Density Bonus Ordinance and associated AHP, in return for setting aside 20 percent of the baseline dwelling units (or 16 units) as affordable housing at the lower income level.

20. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the Area Plan:

Area Plan Policy LU-3.3: Residential Neighborhoods. Preserve the character of the ESGV's established residential neighborhoods and equestrian districts and ensure that any new development contributes to the preservation and enhancement of the character and scale of these communities.

The existing site is a former elementary school. The new detached residential units will be surrounded by the existing SFRs in the area, and are proposed to be two story not exceed 26 feet in height. The existing pattern of homes is one- to two-story SFRs.

The Commission further finds that the Project is consistent with the following policies of the General Plan:

Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas ("SEAs"). Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by SFRs. The Project Site is not located within an SEA, and no natural resources exist on the site.

Goal LU 4: 1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The 8.5-acre property was previously developed with an elementary school. The elementary school has been unoccupied for several years. Based on the property's size and land use designation, the baseline density is 77 units, and with a 35 percent density bonus (27 units), results in a net gain of 104 units. The 104-unit residential Project provides 16 affordable units at a lower income level.

Housing Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project proposes detached residential units within a compatible land use category intended for the development of detached condominiums, which provides entry-level home ownership opportunities. The housing development also includes 16 affordable units at the lower income level.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

21. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-1-6,000 zoning classification as detached residences are permitted in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

22. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and Width Requirements generally) and 22.110.130 (Required Area and Width). The lot is required to have a minimum area of 6,000 net square feet and required width of at least 50 feet. The lot area is 8.5 net acres, and the lot width is larger than 50 feet.

23. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage). The lot frontage at the right-of-way is required to be 40 feet or more. The designated lot frontage measures roughly at 268 feet.

24. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the yard setback requirements, with front and rear yard setback requirements consistent as modified through the related AHP. For irregular shaped lots, the Director may determine the front, side, and rear yards. While this lot fronts a public street on all sides, the front yard was determined to be along Aspan Avenue as it intersects with Clydebank Avenue for the first 268 feet, and the rear yard is designated along Tudor Street. The Project modifies the yard standards as identified in County Code Section 22.18.040 (Development Standards for Residential Zones), allowing a 10-foot front yard setback from the 20 feet that is normally required. The required side yard setback is five feet and the Project provides a 10-foot-wide side yard setback.

25. **HEIGHT.** The Commission finds that the Project's proposed building height is consistent with the applicable development standards. The Project complies with the standards identified in County Section 22.18.040 (Development Standards for Residential Zones), establishing a maximum height of 35 feet. The Project proposes a maximum building height of 26 feet, which will be verified through future approvals prior to building permit issuance.

26. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project's distance between buildings is consistent, as modified through the related AHP. A minimum distance of 10 feet is required between all main residential buildings, including those with attached garages on the same lot as required by County Section 22.110.050 (Distances Between Buildings). Accessory structures, including detached garages, may be a minimum distance of six feet from main buildings. As a modification of development standards under the related AHP, the Project provides a minimum of four feet between garages, and eight feet between habitable spaces or between habitable space and garage.

27. **FENCES AND WALLS.** The Commission finds that the Project's maximum height for fences and walls is consistent, as modified through the related AHP. The Project

modifies the standards identified in County Code Section 22.110.070 (Fences and Walls), which allows a maximum height of three and one-half feet in height within the front yard setback. As modified under applicable AHP, the Project proposes six-foot walls within the front yard setback. Fences and walls along the side and rear yard area are allowed at a maximum six feet.

28. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Each detached unit will provide two covered standard spaces. The Project provides two parking spaces within each unit's garage as well as 33 uncovered guest parking spaces throughout the Project site. Short-term and long-term bicycle parking are not required; however, 104 long-term bicycle spaces (one space per unit) are provided within each garage. As long as the long-term bicycle parking spaces are not located within the required vehicle parking spaces, they may be located within the garage or private area of the home and will be verified through future approvals prior to building permit issuance.

29. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps) and Section 22.140.240 (Grading Projects). A CUP is required, and a related CUP has been filed, to allow for on-site project grading of more than 100,000 cy. A total of 167,894 cy of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. Prior to any grading the Applicant shall retain a qualified monitor as required per the Tribal Monitor conditions.

30. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards) ("RDSO") except for those as modified with the related AHP. Each unit is considered a multi-unit private entry ground level unit per the RDSO. Each unit shall comply with all RDSO including the following requirements except as otherwise modified with the related AHP.

    a. **Building Site and Access**. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks or public rights-of-way where sidewalks are not present to the front entrance of the buildings, courtyards, or individual units facing the street. The Project is consistent as all units are accessible from a pedestrian walkway from the public right-of-way or an internal walkway from a paseo or internal walkways that connect to the public walkways. All street-facing primary entryways that face the motor court are allowed to provide the primary pedestrian entrance from the motor court, so long as the pedestrian pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated and will be verified through future approvals prior to building permit issuance.

b. **Front Yards and Building Orientation.** All buildings shall have at least one primary pedestrian entrance along the frontage orientated toward the primary adjoining street. The Project is consistent with these standards as the detached residences are located along the perimeter of the designated front property line along Aspan Avenue.

c. **Canopy Trees.** A development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area to the street. The Project is consistent with these standards, as a total of 11 trees along the designated front property line is required to be planted. A total of 48 perimeter trees are proposed and will be verified prior to building permit issuance.

d. **Ground Floor Treatments**. All street-facing buildings shall have at least one primary pedestrian entrance orientated to the right-of-way from the front yard or if proposed from an Interior courtyard, an entrance that may face the courtyards and be lit with minimum of one light fixture. The Project will be verified through future approvals prior to building permit issuance.

e. **Entryway Articulation.** All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520.E (Entryway Articulation Strategies. The Project will be verified through future approvals prior to building permit issuance.

f. **Ground Floor Privacy.** All residences shall mitigate privacy concerns for residences by implementing two strategies per Table 22.140.520-F (Entryway Privacy Mitigation Strategies). The Project will be verified through future approvals prior to building permit issuance.

g. **Articulation and Architectural Strategies**. Ground floor privacy strategies for multi-unit (private entry) residences require two strategies of Table 22.140.520.G (Articulation and Architectural Detailing Strategies). The Project is consistent as modified with the related AHP. The development, comprised of multiple buildings facing internal private roadways and paseos/courtyards, shall incorporate one strategy of the accent types in Table 22.140.520.G.

h. **Building Façade Details**. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in 22.140.520.G.7.b (Façade Material Variety). The Project is consistent as modified with the related AHP. The building facades will be reduced to one material and will be verified through future approvals prior to building permit issuance.

i. **Balconies and Patios.** Ground floor units shall provide private patios with a minimum 100 square feet and 7 feet deep. The Project will be verified through future approvals prior to building permit issuance.

j. **Walls and Fences (Transparency and Materials).** Any fence in the front yard setback over three and one-half feet shall be a minimum of 50 percent transparent along the frontage. As modified through the related AHP, the fences or walls would not require 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space. An additional incentive request is to allow for pre-manufactured vinyl posts and panels. The request is for pre-manufactured vinyl posts and panels instead of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. Pre-manufactured vinyl or polyvinyl chloride (PVC) is typically accepted as a fence and wall material, but was not specifically listed in the ordinance

31. **ACCESSORY EQUIPMENT.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.110.040 (Accessory Structures and Equipment) as modified through the related AHP. Ground-mounted equipment (air conditioners, heaters, filters, and fans) may be used in required rear yards and must be a minimum of at least two and one-half feet from any lot line, and such structures do not exceed a height of six feet. Ground-mounted equipment may not be located within the building separation. The ground-mounted equipment is proposed to be located within the front yard, side and rear yards and within the building separation for each unit. Therefore, all ground-mounted equipment must be located at least a minimum of 10 feet from each property line and may be allowed within the required building separation, as long as they comply with Fire access and clearance requirements. All equipment must be screened from the public right-of-way.

32. **WALKWAYS.** The Commission finds that the Project is consistent with standards identified in County Code Section 21.24.380 (Condominium and Community Apartment Projects) as modified through the related AHP. The Code requires a five-foot walkway for direct access into the Project Site from any sidewalks along the project frontage, have a landscaped strip minimum of four feet in width along any common walkway that is adjacent to a fire lane, and if direct vehicle access to the garage parking for any unit is taken from a fire lane, the common walkway and/or main entrance to the unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. The Applicant requests no landscaped strip along the five-foot-wide walkway. Walkways are located throughout the Project, along the perimeter, interior walkways/paseos and along the private driveways and fire lanes.

33. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees). The applicant shall plant or cause to be planted within the front yard one tree for every 25 feet of street frontage for each parcel. The front property line is 268 feet and shall require 11 street trees to be planted within the first four feet of the designated front property line along the northern portion along Aspan Avenue. The Project proposes 245 trees that include 50 small accent trees, 60 medium trees, 4 large shade trees, 83 interior street trees, and 48 perimeter street trees. Eleven (11) of the perimeter trees must be planted and

spaced at least every 25 feet within the first four feet of the designated front property line. Four large trees are required replacement oak trees as part of the related OTP.

34. **STORAGE AREAS FOR TRASH AND RECYCLING**. The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project will provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area so long as it is not located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up, they must be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access.

35. **PUBLIC ART IN PRIVATE DEVELOPMENT PROGRAM.** The Commission finds that this project is required to comply with Section 22.246.090 (Public Art in Private Development Program), which will require the installation of public art on the project site or payment of an in-lieu fee (one percent of the building valuation of the project) prior to building permit issuance.

36. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with the County Code Chapter 22.121 (Inclusionary Housing), because the Project includes 16 units based on the submarket area and project size at the lower income level (80 percent AMI). The 16 units also account for the required set-aside units for the related AHP.

VESTING TENTATIVE TRACT MAP SPECIFIC FINDINGS

37. The Commission finds that this application submitted as a Vesting Tentative Tract Map shall be subject to County Code Section 21.38.060 (Vesting on Approval of Vesting Tentative Map).

38. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project is consistent with the use and density, with the H9 land use category, and supports affordable housing. The Project proposes detached residential units within a land use category intended for the development of detached residences, which provides entry-level home ownership opportunities.

39. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project is consistent with the goals and policies of the Area Plan as it meets Goals and Land Use Policies 3.3, 3 and 3.1. The Project is a proposed infill within an already developed urbanized area where additional infrastructure and public services are not required and are surrounded by residential development. The Project Site is not located within an SEA, and no natural resources exist on the site. The Project also

meets Land Use Goal 4.1 and Housing Policy 3.1, as it is an infill project, as the 8.5-acre property that previously was developed with an elementary school will now propose 104 units and is increasing the housing choices for homeownership in the neighborhood.

40. **The Commission finds that the site is physically suitable for this type of development.** The Project complies with the development standards of the R-1-6,000 Zone as well as the development standards specified for multi-family private entry dwellings, except as otherwise modified as part of the associated AHP.

41. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project, inclusive of an affordable component, is consistent with the Area Plan in terms of density, as the DBO is a program that implements the General Plan's Housing Element. The Project density is 77 dwelling units per acre with a density bonus per the associated AHP.

42. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The Project Site is developed with detached residences in an urban area, and is not located within an adopted SEA and will not affect any stream courses or high-value riparian habitat. The Project proposes 104 condominium units on a previously developed site in an urban area outside of a Transit-Oriented District.

43. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soil factors are addressed in the recommended conditions of approval, and the Project will be connected to public water and sewer as such factors have been considered and cleared by the Subdivision Committee.

44. **The Commission finds that the design or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the vesting tentative tract map and exhibit map provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

45. The Commission finds that the Project qualifies as a Statutory Exemption pursuant to CEQA State CEQA Guidelines section 15183. The Project is consistent with the Area Plan and its Final Environmental Impact Report ("EIR") (SCH Number 2022040512), which was certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts. The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183

- General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. The Project also includes additional conditions related to tribal monitoring during grading activities to provide more robust protection in the event that any tribal cultural resources are inadvertently encountered.

ADMINISTRATIVE FINDINGS

46. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is consistent with the General Plan, Zoning, and development standards, and would not have a specific adverse impact upon public health or safety as described in the vesting tentative tract map and environmental findings.

47. **PUBLIC OUTREACH.** The Commission finds that two public community meetings were held voluntarily by the Applicant on May 27, 2026 and July 8, 2026. Community concerns during both meetings included the following topics:
    - Density,
    - Concerns with traffic and the traffic analysis conducted,
    - Street Improvements,
    - The existing bike lanes within the community,
    - Water availability; and
    - Emergency evacuation issues.

48. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, does not exceed the five-meeting limit. One meeting occurred on the following date:

    - Commission Hearing held on September 2, 2026.

49. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Director of LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The site is physically suitable for this type of development since the Project complies with all development standards of the R-1-6,000 zoning.

D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed R-1-6,000 zoning.

E. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. It is necessary to provide tenant protection where the applicant opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.

I. A covenant and agreement are needed to ensure potential tenants are provided 180 days written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15183, Statutory Exemption.

2. Approves **VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)**, subject to the attached conditions.

ACTION DATE: September 2, 2026
VOTE: 4:1:0
Concurring: Louie, Duarte-White, Moon, and O'Connor
Dissenting: Hastings
Abstaining: None
Absent: None

JH:EGA:ML
9/2/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-002162
CONDITIONAL USE PERMIT NO. RPPL2025003567
OAK TREE PERMIT NO. RPPL2025003567
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on September 2, 2026, in the matter of Project No. **PRJ2025-002162**, consisting of Conditional Use Permit ("CUP") No. RPPL2025003569, Oak Tree Permit ("OTP") No. RPPL2025003567, and Administrative Housing Permit ("AHP") No. RPPL2025002203. The CUP, OTP, and AHP are referred to collectively as the "Project Permits." The Project Permits were heard concurrently with Vesting Tentative Tract Map No. 84788 (RPPL2025002201) ("VTTM84788") ("Project").

2. **HEARING PROCEEDINGS.** The Project was presented before the Commission on September 2, 2026. Staff presented the Project, then the applicant provided a presentation regarding their company and the Project. Then the Commission opened the public hearing. There were a total of 22 public speakers in-person and via zoom in opposition and in support of the Project. The main topics discussed by speakers opposed to the Project were traffic, access, bike lanes, and density. The Commission inquired about the concerns over density, emergency access, and traffic. County representatives from The Departments of Planning, Public Works, and Fire addressed the concerns regarding the traffic analysis and access issues.

   Staff also noted that two additional public comments were received after the supplemental memo was issued on September 1, 2026. One comment was opposed and one comment was in support of the Project. There being no further testimony, the Commission closed the public hearing and approved the project consistent with staff's recommendation.

3. **ENTITLEMENTS REQUESTED.** The Applicant, Tim Sales ("Applicant"), requests the Project Permits to authorize on-site grading of more than 100,000 cubic yards ("cy"); the removal of two non-heritage sized oak trees; and to allow a 35 percent density bonus to allow an additional 27 units with a set-aside of 16 units at the lower income level [80 percent Annual Median Income ("AMI")], including waivers and incentives of development standards for landscaping, unit access adjacent to a fire lane, setbacks, accessory structures and equipment, building separation, wall and fence heights, residential design strategies, entryways, walls and fences transparency, and fence materials; in the R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.18.040 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-

5) and 22.140.240 (Grading Projects) as well as Chapters 22.174.030 (Applicability) and Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus) .

4. **RELATED ENTITLEMENT**. VTTM84788 is a related request to create one multi-family lot with 104 detached residential condominium units on 8.5 acres.

5. **LOCATION.** The Project is located at 5034 Clydebank Avenue, Covina, within the Irwindale Zoned District within the East San Gabriel Valley ("ESGV") Planning Area ("Project Site")

6. **ENTITLEMENT REQUESTOR**. Unless otherwise apparent from the context, applicant or successor in interest ("Applicant") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

7. **PREVIOUS ENTITLEMENT.** There were no previous planning approvals. The existing structure is an elementary school. Permit records were not found.

8. **LAND USE DESIGNATION.** The Project Site is located within the P (Public and Semi-Public) land use category of the ESGV Area Plan ("Area Plan") Policy Map, a component of the General Plan. For properties with the P land use designation, and in the event that the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development in keeping with community character are permitted. Therefore, since the surrounding areas are H9 (Residential 9 – 0 to 9 Dwelling Units Per Net Acre), H9 is permitted without a plan amendment. The H9 land use designation is intended for single-family residences ("SFRs").

9. **ZONING.** The Project Site is located in the Irwindale Zoned District, which is currently zoned R-1- 6,000.

10. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-1-6,000	SFRs
EAST	H9	R-1-6,000	SFRs
SOUTH	H9	R-1-6,000	SFRs
WEST	H9, W (Water), P	R-1 (Single-Family Residence - 5,000 Square Feet Minimum Required	SFRs

		Lot Area), R-1-6,000	

11. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 8.5 net acres in size and consists of one legal lot. The Project Site is irregularly shaped, has flat topography, and is developed with an existing elementary school, associated non-habitable structures, and a parking lot. There are two non-heritage oak trees existing on-site.

B. Site Access
The Project Site fronts Clydebank Avenue, Tudor Street and Aspan Avenue, all 36-foot-wide public streets. Primary access to the Project Site will be via entrance/exits from Clydebank Avenue and two access points from Aspan Avenue. The Project will not be gated and will provide internal circulation through a 26-foot-wide private driveway and fire lane, and 24-foot-wide private driveways and fire lanes in the motor court development. There are no other proposed vehicle access points to the Project Site. The Project provides a five-foot-wide walkway throughout the Project Site, providing direct pedestrian access to all units.

C. Exhibit “A”
The Exhibit "A" dated April 1, 2026, depicts 104 residential units with attached two-car garages. The proposed residences from six different plans range in size from 1,640 square feet to 2,192 square feet with three- or four-bedroom units and each with a private balcony and private yard area. The proposed maximum building height will be 26 feet. Each unit will have a two-car garage for a total of 208 covered parking spaces, and there will be an additional 33 uncovered guest parking spaces for a total of 241 standard parking spaces. There are internal private drives and fire lanes with widths of 24 feet and 26 feet as well as 29,430 square feet of common areas that include a park, two large landscaped areas, and six paseos on the 8.5-acre multi-family lot. Other Project features include an internal five-foot-wide walkway, 104 long-term bicycle parking spaces (one in each unit), and 245 trees that include 50 small accent trees, 60 medium trees, 4 large shade trees, 83 interior lot trees, and 48 perimeter street trees. The Project includes a total of 167,894 cubic yards (“cy”) of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. Two oak non-heritage trees are proposed to be removed. The private driveways and fire lanes will not be gated.

D. Oak Trees
There are two existing oak trees located on the property and indicated in the Oak Tree Survey and Arborist Report prepared by Steve F. Andersen/Arborist Services dated March 13, 2025. There are two oak tree species identified as Quercus ilex (Holly Oak) and Quercue englemanni (Englemann Oak). Neither of the oaks is classified as Heritage oaks pursuant to County Code Section 22.14.150 (O). The Applicant requests the existing two oak trees to be removed to accommodate the

density proposed for 104 dwelling units. The County Forester requires replacement trees at a rate of two to one (2:1), therefore a total of four replacement oak trees will be required to be planted.

E. Affordable Housing

The Project is setting aside 16 units at the lower income level (80 percent AMI), which is 20 percent of the total number of proposed units, to allow for a density bonus of 27 units for a total of 104 units. The Applicant also requests waivers and incentives for the following development standards under with the Density Bonus Ordinance ("DBO") and associated AHP:

1. Landscape Strip. Per County Code Section 21.24.380 (Condominiums and Community Apartment Projects), the Project requires a five-foot walkway for direct access into the Project Site from any sidewalks along the project frontage, have a landscaped strip minimum of four feet in width along any common walkway that is adjacent to a fire lane, and if direct vehicle access to the garage parking for any unit is taken from a fire lane, the common walkway and/or main entrance to the unit shall be located along a landscaped common area or be accessible via a walkway from an adjoining street. The request to removed the required four-foot landscape strip along the common walkway that is adjacent to a fire lane.
2. Setbacks. Per County Code Section 22.18.040 (Development Standards for Residential Zones), the minimum yard depths for front yards are 20 feet, five feet for side yards, and 15 feet for rear yards. For irregular shaped lots, the Director of LA County Planning ("Director") designates which yards are considered the front, side, and rear yards. For this Project, the front yard along Aspan Avenue (as it intersects with Clydebank Avenue for the first 268 feet) and the rear yard along Tudor Street, are requested to be reduced to 10 feet.
3. Ground Mounted Equipment. Per County Code Section 22.140.520 (Residential Design Standards) ("RDSO") ground-mounted equipment (e.g., air conditioners, heaters, filters, and fans) may be used in required rear yards, must be a minimum of at least two and one-half feet from any lot line, and not exceed a height of six feet. However, ground-mounted equipment may not be located within the building separation area. The Project's ground-mounted equipment is proposed to be located within the front, side, and rear yards as well as within the building separation area. Therefore, the request may be granted for all ground-mounted equipment, located at least a minimum of 10 feet from any property line and may be allowed within the required building separation, as long as they comply with County Fire Department ("Fire") access and clearance requirements. All equipment must be screened from the public right-of-way.
4. Building Separation. Per County Code Section 22.110.050 (Distances Between Buildings, the required building separation between main buildings is 10 feet, and between an accessory building and main building are six feet. The applicant

requests a minimum of four feet between garages, and eight feet between habitable spaces or between habitable space and garage.

5. Entryways. As a requirement of the RDSO, all street-facing primary entryways are required at least one primary pedestrian entrance to a public street and front yard, not to be oriented to a vehicle parking area, and be lit with a minimum of one light fixture. The request is for those primary entryways that face the motor court to be allowed to provide the primary pedestrian entrance from the motor court, so long as the pedestrian pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated
6. Articulation and Architectural Detailing Strategies. For multi-unit (private entry) residences, a development comprised of multiple buildings facing internal private roadways and paseos/courtyards shall incorporate at least two of the accent types in Table 22.140.520.G. The request is to reduce strategy to one.
7. Fences and Walls. Per County Code Section 22.110.070 (Fences and Walls), front yard fences and walls may not exceed three and one-half feet in height and may not exceed six feet within the side and rear yard setback areas. The interior buildings within the lot do not front a public street; therefore, they may have fences and walls as high as six feet, so long as the fences and walls along the street frontages do not conflict with the required 10-foot line-of-sight for oncoming traffic per County Department of Public Works ("Public Works") requirements. The request is for six-foot high privacy walls for each residence. Therefore, any proposed six-foot-high wall that is within the areas designated as the front property line, and all proposed six-foot-high walls within the rear and side property lines and do not conflict with this vehicle line of sight requirement shall be granted.
8. Fences and Walls. Under the RDSO, any fence in the front yard setback over three and one-half feet in height shall be a minimum 50 percent transparent along the frontage. The request is remove the 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space.
9. Fences and Walls (Incentive). Under the RDSO, fences are required to be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. The request is for fencing materials to be of pre-manufactured vinyl posts and panels. Pre-manufactured vinyl or polyvinyl chloride (PVC) is typically accepted as a fence and wall material but was not specifically listed in the ordinance.
10. Ground Floor Privacy. (Incentive) Under the RDSO, Multi-unit (private entry) developments must provide internal open space, such as a courtyard or paseo, to mitigate privacy concerns for residents by implementing at least two of the strategies listed in Table 22.140.520-F (Entryway Privacy Mitigation Strategies). The request is to reduce the strategies to one.
11. Building Façade Details. (Incentive) Under the RDSO, and 22.140.520.G.7.b (Façade Material Variety). All buildings shall include a minimum of two

materials, colors, textures along facades. The request is to reduce from two to one material.

All requests for development waivers must meet requirements of Chapter 22.166 (Housing Permits and as long as the waiver or reduction does not physically preclude the construction of the project at the densities or with the incentives permitted, does not hurt public health and safety, or the physical environment, or any real property or the waiver or reduction is contrary to State and federal law, the request shall be approved. The requested waivers are in compliance with these factors.

F. Parking

The Project will provide a total of 241 parking spaces, 208 of which will be reserved for residents, and 33 parking spaces will be uncovered. All 208 parking spaces reserved for residents are contained within the individual two-car garages in each of the 104 condominium units. Guest parking spaces are provided throughout the Project Site along the private driveways and fire lanes near the common areas and park.

G. Internal Circulation

Internal circulation and access for the Project will be provided by private driveway and fire lane systems with a paved width of 26 feet for the main paved areas, while the motor court access for the private garages will be paved 24 feet. All vehicle back-up areas will provide the full 26 feet. The internal circulation system consists of two components: 1) main driveways consisting of "A" Drive, “B" Drive, “C” Drive, and “D” Drive as the main access points and main roadway through the site; and 2) smaller drives “AA” to “PP” for a total of 16 motor court driveways. The "A" Drive connects to the Project entry from Aspan (North Entry) to the entry to Clydebank (East Entry), and then “D” Drive is the Project entry from Aspan (West Entry).

H. Storage Enclosure Requirements for Recycling and Solid Waste

While trash and recycling requirements are not approved through the Tentative Map process, policy has been integrated into the review of the conceptual locations. County Code Sections 22.132.010 (Purpose) and 22.132.020 (Applicability) require that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations, excluding compact lot subdivision and SFR subdivision. The Project is for 104 units; while these are detached units, this Project is considered a multi-family subdivision and therefore is subject to these requirements. Per the requirements, the storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times. The storage areas shall be located within the same enclosure, unless the Director determines that extraordinary circumstances prevent collating containers within one enclosure, thereby necessitating multiple enclosures, or when the storage area is located outside of a building, it shall be

located in the rear portion of the lot, wherever feasible, or adjacent to an alley if the lot is bordered by an alley. The Project indicates that trash and recycling areas will be located within each of the two-car garages for each dwelling, so long as it does not block access, and provides 27 square feet of storage area. The Applicant received correspondence from Public Works Environmental Planning Division stating that this alternative area to this section's requirements would be allowed. The storage areas must not be located within the required vehicle spaces, and when moved for trash collection, they may not be located within any area designated for pedestrian and vehicle access. The Project Site will maintain these designated areas free and clear of trash and recycling receptacles.

I. Public Art in Private Development

The Project includes 104 detached residential units. A development project resulting in the creation of 30 or more dwelling units, including mixed-use developments, subdivisions, common-interest developments, or multi-family housing, will be required to incorporate works of publicly accessible art in private development. Per County Code Section 22.246.090 (Public Art in Private Development Program) the residential development with a building valuation of $750,000 or greater. The $750,000 building valuation eligibility threshold shall be adjusted on March 1, 2026, and annually thereafter, based on the changes to the Consumer Price Index of the preceding year. As an alternative, rather than providing Public Art pursuant to County Code Section 22.246.090.E.1 (Establishment of Public Art in Private Development Program), the Applicant provides an In-Lieu Fee, pursuant to the same Subsection E.1, and the value of such Public Art is less than one percent of the building valuation. The In-Lieu Fee shall be the difference between one percent of the building valuation and the Public Art to be deposited into the Public Art in Private Development Fund.

12. **CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning Staff determined that this Project qualifies as a Statutory Exemption pursuant to CEQA Guidelines; the Project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the Area Plan Environmental Impact Report ("EIR") (SCH Number 2022040512) certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts, including for traffic, noise, air quality, etc. A traffic analysis including a Vehicle Miles Travelled ("VMT") analysis was conducted for this project and was below the VMT screening limits required for any additional traffic study.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the

attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the ESGVAP for which an EIR was certified. The Project also includes one additional condition of approval for a tribal monitor during grading.

13. **COMMUNITY OUTREACH.**
The Applicant performed outreach on May 27, 2026 and July 8, 2026. Community concerns during both meetings included the following topics:
- Density,
- Concerns with traffic and the traffic analysis conducted,
- Street Improvements,
- The existing bike lanes within the community,
- Water availability; and
- Emergency evacuation issues.

14. **PUBLIC COMMENTS.**
Staff have received 23 inquiries about the Project, including 18 including 18 emails in opposition and five in support of the Project.

15. **AGENCY RECOMMENDATIONS.**

A. County Subdivision Committee: Recommended approval on Exhibit "A"/Exhibit Map dated April 1, 2026.

B. County Forester: Recommended clearance to public hearing with conditions in a letter dated October 2, 2025. The County Forester also confirmed that the Oak Tree Report submitted by the Applicant is accurate and complete as to the location, size, condition, and species of the oak trees on the Project Site and recommends several conditions of approval, which have been incorporated into this OTP. There are two non-heritage oak trees to be removed. A total of four (4) mitigation trees are required for mitigation. The Applicant is providing mitigation trees of the Oak genus at a ratio of 2:1.

C. Los Angeles County Development Authority (“LACDA”) issued their recommendations for conditions of approval on a letter dated June 10, 2026.

16. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.160 (Notification Radius) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper publication (Highland Press Courier), and property posting. On July 23, 2026, Staff mailed a total of 630 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list

for the Irwindale Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Commission finds that the Project is consistent with applicable goals and policies of the ESGVAP ("Area Plan"), a component of the General Plan. The Project is within the P land use category of the Area Plan. For properties with the land use designation of P, and in the event that the public or semi-public facilities are terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted. Therefore, since the surrounding areas are H9, H9 is permitted without a plan amendment. Based on the Project's Site net acreage of 8.5 acres, the maximum allowable density is 77 dwelling units. Consistent with the Area Plan, the applicant is requesting an additional 27 units for a total of 104 residential condominium units, under the applicable DBO and associated AHP, in return for setting aside 20 percent of the baseline dwelling units (16 units) as affordable housing at the lower income level.

18. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the Area Plan, a component of the General Plan's Land Use and Housing Elements, as the Project provides 104 dwelling units (88 market-rate units and 16 affordable units at the lower income level):

Area Plan Policy LU-3.3: Residential Neighborhoods. Preserve the character of the ESGV's established residential neighborhoods and equestrian districts and ensure that any new development contributes to the preservation and enhancement of the character and scale of these communities.

The existing site is a former elementary school. The new residential units will be surrounded by the existing SFRs in the area. The new residential units will be two stories and do not exceed 26 feet. The existing pattern of homes is one- to two-story SFRs.

The Commission further finds that the Project is consistent with the following policies of the General Plan:

Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas ("SEAs"). Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is already surrounded by SFRs. The Project Site is not located within an SEA, and no natural resources exist on the site.

Goal LU 4: 1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

The 8.5-acre property was previously developed with an elementary school. The elementary school has been vacant for several years. Based on the property's size and land use designation, the baseline density is 77 units, plus a 35 percent density bonus (27 units), resulting in a net gain of 104 units. The 104-unit residential Project provides 16 affordable units.

Housing Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The Project proposes detached residential units within a compatible land use category intended for the development of detached condominiums, which provides entry-level home ownership opportunities. The housing development also includes 16 affordable units at the lower-income level.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-1-6,000 zoning classification as single-family homes are permitted in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5). The Project is also for the removal of two non-heritage oak trees, which are permitted in such zone pursuant to County Code Section County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5) and the requirements of the CUP per Section 22.174.030 (Applicability).

20. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the yard setback requirements, with front and rear yard setback requirements consistent as modified through the related AHP. For irregular shaped lots, the Director may determine the front, side, and rear yards. While this lot fronts a public street on all sides, the front yard was determined to be along Aspan Avenue as it intersects with Clydebank Avenue for the first 268 feet, and the rear yard along Tudor Street. The Project modifies the yard standards as identified in County Code Section 22.18.040 (Development Standards for Residential Zones), allowing a 10-foot front yard setback from the 20 feet that is normally required, and a 10-foot rear yard setback from 15 feet that is normally required, under the related AHP. The required side yard setback is five feet and the Project provides a 10-foot-wide side yard setback.

21. **HEIGHT.** The Commission finds that the Project's proposed building height is consistent with the applicable development standards. The Project complies with the standards identified in County Section 22.18.040 (Development Standards for Residential Zones), requiring a maximum height of 35 feet. The Project proposes a 26-foot building height and will be verified through future approvals prior to building permit issuance.

22. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project's distance between buildings is consistent as modified through the related AHP. The minimum distance of 10 feet is required between all main residential buildings, including those with attached garages on the same lot identified by County Section 22.110.050 (Distances Between Buildings). Accessory structures including detached garages may be a minimum distance of six feet from main buildings. As a reduction of development standards, under the related AHP, the Project provides a minimum of four feet between garages, and eight feet between habitable spaces or between habitable space and garage.

23. **FENCES AND WALLS.** The Commission finds that the Project's maximum height of fences and walls is consistent, as modified through the related AHP. The Project modifies the standards identified in County Code Section 22.110.070 (Fences and Walls), which allows a maximum height of three and one-half feet in height within the front yard setback. As an increase in the required wall development standards under applicable AHP, the Project proposes six-foot walls within the front yard setback. Fences and walls along the side and rear yard area are allowed at six feet.

24. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Each detached unit will provide two covered standard spaces. The Project provides two parking spaces within each unit's garage and 33 uncovered guest parking spaces. Short-term and long-term bicycle parking is not required; however, 104 long-term bicycle spaces (one space per unit) are provided within each garage. As long as the long-term bicycle parking spaces are not located within the required vehicle parking spaces, they may be located within the garage or private area of the home and will be verified through future approvals prior to building permit issuance.

25. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps) and Section 22.140.240 (Grading Projects). A CUP is required to allow for on-site grading of more than 100, 000 cubic yards. A total of 167,894 cubic yards ("cy") of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import. Prior to any grading the Applicant shall retain a qualified monitor as required per the Tribal Monitor conditions.

26. **RESIDENTIAL DESIGN.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards) ("RDSO") except for those as modified with the related AHP. Each unit is considered a multi-unit private entry ground level unit per the RDSO. Each unit shall comply with all RDSO including the following requirements except as otherwise modified with the related AHP.

a. **Building Site and Access**. All buildings shall have a minimum of one direct pedestrian pathway from all adjoining street sidewalks or public-rights-of way where sidewalks are not present to the front entrance of the buildings, courtyards, or individual units facing the street. The Project is consistent as all units are accessible from a pedestrian walkway from the public right-of-way or an internal walkways from a paseo or internal walkways that connect to the public walkways. All street-facing primary entryways that face the motor court are allowed to provide the primary pedestrian entrance from the motor court, so long as the pedestrian pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated and will be verified through future approvals prior to building permit issuance.

b. **Front Yards and Building Orientation.** All buildings shall have at least one primary pedestrian entrance along the frontage orientated toward the primary adjoining street. The Project is consistent with these standards as the detached residences are located along the perimeter of the designated front property line along Aspan Avenue.

c. **Canopy Trees.** A development shall provide a minimum of one canopy tree per lot in the first four feet of the front yard setback area to the street. The Project is consistent with these standards, as a total of 11 trees along the designated front property line is required to be planted. A total of 48 perimeter trees are proposed and will be verified prior to building permit issuance.

d. **Ground Floor Treatments**. All street-facing buildings shall have at least one primary pedestrian entrance orientated to the right-of-way from the front yard or if proposed from an Interior courtyard, an entrance that may face the courtyards and be lit with minimum of one light fixture. The Project will be verified through future approvals prior to building permit issuance.

e. **Entryway Articulation.** All primary building entryways shall incorporate at least two of the entryway articulation strategies listed in Table 22.140.520.E (Entryway Articulation Strategies. The Project will be verified through future approvals prior to building permit issuance.

f. **Ground Floor Privacy.** All residences shall mitigate privacy concerns for residences by implementing two strategies per Table 22.140.520-F (Entryway Privacy Mitigation Strategies). The Project is consistent as modified with the related AHP. The Project shall incorporate one strategy.

g. **Articulation and Architectural Strategies**. Ground floor privacy strategies for multi-unit (private entry) residences require two strategies of Table 22.140.520.G (Articulation and Architectural Detailing Strategies). The Project is consistent as

modified with the related AHP. The development, comprised of multiple buildings facing internal private roadways and paseos/courtyards, shall incorporate one strategy of the accent types in Table 22.140.520.G.

h. **Building Façade Details**. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in the RDSO. The Project will be verified through future approvals prior to building permit issuance.

i. **Balconies and Patios.** Ground floor units shall provide private patios with a minimum 100 square feet and 7 feet deep. The Project will be verified through future approvals prior to building permit issuance.

j. **Walls and Fences (Transparency and Materials).** Any fence in the front yard setback over three and one-half feet shall be a minimum of 50 percent transparent along the frontage. As modified through the related AHP, the fences or walls would not require 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space. An additional incentive request is to allow for pre-manufactured vinyl posts and panels. The request is for pre-manufactured vinyl posts and panels instead of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, or glass. Pre-manufactured vinyl or polyvinyl chloride (PVC) is typically accepted as a fence and wall material, but was not specifically listed in the ordinance

27. **ACCESSORY EQUIPMENT.** The Commission finds that the Project is consistent with standards identified in County Code Section 22.110.040 (Accessory Structures and Equipment) as modified through the related AHP. Ground-mounted equipment (air conditioners, heaters, filters, and fans) may be used in required rear yards and must be a minimum of at least two and one-half feet from any lot line, and such structures do not exceed a height of six feet. Ground-mounted equipment may not be located within the building separation. The ground-mounted equipment is proposed to be located within the front yard, side and rear yards and within the building separation for each unit. Therefore, all ground-mounted equipment must be located at least a minimum of 10 feet from each property line and may be allowed within the required building separation, as long as they comply with Fire access and clearance requirements. All equipment must be screened from the public right-of-way.

28. **OAK TREES.** The Commission finds that the Project is consistent with the standards identified with Zones R-A, R-1, R-2, R-3, R-4, and R-5) and the requirements of the CUP per Section 22.174.030 (Applicability). The request for two existing oak trees to be removed will be mitigated and replaced by four oak trees as required by the County Forester.

29. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), the applicant shall plant or cause to be planted within the front yard one tree for every 25 feet of street frontage for each parcel. The front property line is 268 feet and shall require 11 street trees to be planted within the first four feet of the designated front property line along the northern portion along Aspan Avenue. The Project proposes 245 trees that include 50 small accent trees, 60 medium trees, 4 large shade trees, 83 interior street trees, and 48 perimeter street trees. 11 of the perimeter trees must be planted and spaced at least every 25 feet within the first four feet of the designated front property line. The four large trees are the required replacement oak trees.

30. **STORAGE AREAS FOR TRASH AND RECYCLING**. The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project will provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area so long as it is not located within the required vehicle parking spaces. Vehicle parking spaces shall be either 8.5 feet by 36 feet for tandem spaces or 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up, they must be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access.

31. **PUBLIC ART IN PRIVATE DEVELOPMENT PROGRAM.** The Commission finds that this project is required to comply with Section 22.246.090 (Public Art in Private Development Program), which will require the installation of public art on the project site or payment of an in-lieu fee (1% of the building valuation of the project) prior to building permit issuance.

CONDITIONAL USE PERMIT FINDINGS

32. The Commission finds that the proposed use will be consistent with the adopted Area Plan, a component of the General Plan. The Project is consistent with the H9 land use designation in terms of use and density and complies with the applicable DBO.

33. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site was a former elementary school. The proposed use will now be residential, and the surrounding properties are residential. The Project will not adversely affect the health, peace, comfort, or welfare of persons

residing in the area. The Project is consistent with the neighboring properties that are also SFR units and thus will be similar to the surrounding area. The residential units with attached garages are proposed to range in size from 1,640 square feet to 2,192 square feet and propose to not exceed the maximum height of 35 feet, which is consistent with allowed residential standards in the existing neighborhood. As the Project proposes grading of more than 100,000 cy, grading will be regulated by this grant and conditions of approval will ensure that prior to any grading, , a Tribal Monitor and Monitoring plan wll be required to minimize disturbances to Tribal Cultural resources.

34. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is irregularly shaped and 8.5 acres in size, which is sufficiently adequate to accommodate the yards, walls, fences, parking, landscaping and other development features required by the County Code, as modified through the AHP. The Project complies with all development standards set forth by the County Code as modified, including the front and rear yard reduction and an increase in wall heights to provide private yards for each residence. Since these are detached residences on a multi-family lot, the Project was designed to provide private yards for each residential unit to have a private yard area similar to the existing neighborhood, where single-family lots have fencing of up to six feet along their side and rear yards. These private yard areas are smaller in scale; however, the Project also provides common areas not only for the residents but for the surrounding neighborhood as well. Two park-like areas will benefit the existing community with additional passive park space for both residents and the surrounding neighborhood whereas before the existing school site was closed to the public and only existing sidewalks could be utilized by surrounding neighbors. The Project will now incorporate additional public spaces and sidewalks throughout the development for all to utilize. The Project Site was designed to have entrances and exits align with existing public streets and integrates public sidewalks and walkways through the Project Site.

35. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate because the Project Site is an urban infill site, which is surrounded by paved and improved 36-foot-wide public streets. Public Works reviewed a traffic analysis and VMT analysis and determined that the Project's VMT analysis was below the screening limits to require any additional traffic study.

OAK TREE PERMIT FINDINGS

36. **The Commission finds that the proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees**

subject to Title 22 regulations, if any, on the subject property. The two existing non-heritage oak trees will be removed to accommodate the density of the Project; no other oak trees exist or will remain on the Project Site.

37. **The Commission finds that the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.** The Project will result in the removal of two non-heritage oak trees and will not result in any soil erosion at the Project Site according to the hydrology report. Based on the proposed density and layout, it is necessary to remove the two non-heritage oak trees would not allow for the requested density. Alternative development plans cannot achieve the same permitted density.

38. **The Commission finds that the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized.** The Project will result in the removal of two non-heritage oak trees at the Project Site. The two oak trees are located within the front yard setback areas near Tudor Street and Aspan Avenue. They are located where multiple units are proposed. There are no alternative development plans proposed.

39. **The Commission finds that the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** This OTP authorizes the removal of two non-heritage oak trees. The County Forester requires the Applicant to plant and maintain oak trees at a ratio of 2:1 on the Project Site for a total of four oak trees. This is stated in the conditions of the County Forester.

ADMINISTRATIVE HOUSING PERMIT FINDINGS

40. **Review Authority. The Commission finds that the Commission is the review authority when a discretionary application is filed concurrently with an application for an Administrative Housing Permit.** This AHP is filed concurrently with a Vesting Tentative Tract map, CUP and OTP application.

ENVIRONMENTAL FINDINGS

41. The Commission finds that the Project qualifies as a Statutory Exemption pursuant to CEQA State CEQA Guidelines section 15183. The Project is consistent with the Area Plan and its Final Environmental Impact Report ("EIR") (SCH Number 2022040512) which was certified on June 20, 2024. This means that an additional comprehensive environmental review of the Project is not necessary. The Area Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts. The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in

these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. The Project also includes additional conditions of approval related to tribal monitoring during grading activities to provide more robust protection in the event that any tribal cultural resources are inadvertently encountered.

ADMINISTRATIVE FINDINGS

42. **INCLUSIONARY HOUSING.** The Commission finds that the Project is consistent with the County Code Chapter 22.121 (Inclusionary Housing), because the Project includes 16 units based on the submarket area and project size at 80 percent AMI (Lower Income) level. The 16 units also account for the required set-aside units for DBO.

43. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the Area Plan, a component of the General Plan and Zoning, and would not have a specific adverse impact upon public health or safety as described in the CUP, AHP, and environmental findings.

44. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB 330 (The Housing Crisis Act), the number of publicly held meetings do not exceed the five-meeting limit. One meeting occurred on the following date:

    - Commission Hearing held on September 2, 2026.

45. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012 and online on the LA County Planning website. The custodian of such documents and materials shall be the Director.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan;

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

E. The removal of the oak trees is necessary for development reasons, as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that the alternative plans cannot achieve the same permitted density, or the cost of such alternatives would be prohibitive;

F. The Project will result in the removal of two oak trees and will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated; without precluding the reasonable and efficient use of subject property for a use otherwise authorized;

G. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure. will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit Procedure; and

H. That the application meets all the requirements for an Administrative Housing Permit.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15183, Statutory Exemption.

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025003567, OAK TREE PERMIT NO.** RPPL2025003569, and **ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203** subject to the attached conditions.

ACTION DATE: September 2, 2026
VOTE: 4:1:0
Concurring: Louie, Duarte-White, Moon, and O'Connor
Dissenting: Hastings
Abstaining: None
Absent: None

JH:EGA:ML
9/2/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-002162
VESTING TENTATIVE TRACT MAP NO. 84788 (RPPL2025002201)

PROJECT DESCRIPTION

The project is a new multi-family lot with 104 detached residential condominium units on 8.5 acres in the R-1-6,000 Zone. The project includes a conditional use permit for grading of more than 100,000 cubic yards, an administrative housing permit for a 35 percent density bonus (27 units) in return for setting aside 16 for-sale affordable units at the lower income level, with waivers and incentives and an oak tree permit for the removal of two non-heritage-sized oak trees known collectively as the "Project Permits" subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant.** Unless otherwise apparent from the context, the term “Applicant” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6 and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. The Applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void, and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Applicant or the Applicant's counsel.

    A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    B. At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration. Vesting Tentative Tract Map No. 84788 shall expire on September 2, 2028.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.

8. **Exhibit Map**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **November 2, 2026.**

9. **Revisions to Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted, the Applicant shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and the applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Applicant from compliance with these conditions and applicable regulations.

11. **Inspection Fees**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Applicant shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be **$470.00 p**er inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Applicant pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Applicant upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Applicant shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Applicant shall provide proof of payment upon request from LA County Planning.

13. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238(Modifications and Revocations). Failure of the Applicant to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.

14. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

15. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

16. **Compliance to County Code Title 21 and Title 22**. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

17. **Maintenance**. The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which The Applicant has control. All structures, walls and fences open to public view shall

remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

Grading

18. **Grading**. The Applicant shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

Public Art

19. **Public Art**. Prior to the issuance of any building permit(s), the Applicant shall first submit to the Department of Arts and Culture, an Art Plan with a proposal committing the Applicant to comply with the Program Requirements and must be approved prior to submitting for approval and incorporation of the approved cultural facility or structure or art installation into the Project site plan that is approved by LA County Planning. The Public Art should also be noted on a Revised Exhibit "A", as part of the Project's review for the construction of the units with LA County Planning.

20. **In-Lieu Fee**. As an alternative to providing Public Art, the Applicant may pay a fee to be deposited in the PAPD Fund equal to one percent of the building valuation of a development project. Alternatively, if the Developer provides Public Art as described above, and the value of such Public Art is less than one percent of the building valuation, the Applicant shall pay the difference between one percent of the building valuation and the Public Art to the PAPD Fund. The Applicant shall provide proof of payment of the PAPD in-lieu fee, pursuant to Chapter 22.246.090 (PAPD) if not providing an approved cultural facility or structure or art installation as part of the development project as administered by the Department of Arts and Culture.

PRIOR TO RECORDATION OF A FINAL MAP

Tree Planting

21. **Tree Planting.** Prior to final map recordation, the Applicant shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Project shall provide 11 trees to be planted within the first four feet of the designated front property line along the northern portion of Aspan Avenue. The front property line is 268 feet that starts at the intersection of Aspan Avenue and Clydebank and runs along Aspan Avenue. The trees must be planted and spaced at least every 25 feet within the first four feet of the designated front property line.

22. **Tree Planting Bond**. Prior to final map recordation, the Applicant shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

Condominiums

23. **Condominium Project Details**. The Applicant shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 104 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

24. **Covenant and Agreement for Condominium Project**. Covenant and Agreement for Condominium Project. Prior to final map recordation, the Applicant shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The requirement shall only apply to unsold condominium units that are rented. The Applicant shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

25. The Applicant shall submit a copy of the project's CC&Rs to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

26. The Applicant shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees), irrigation systems, wall, fence, and recreation/green space areas, to the satisfaction of the Director.

27. The Applicant shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the guest parking, private driveways, and fire lanes for access into and out of the subdivision.

Driveway Conditions

28. The Applicant shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated April 1, 2026 or an Amended Exhibit Map approved by the Director.

29. The external vehicular access points and internal private driveways and fire lanes shall not be gated. Gated vehicular access shall be listed as a prohibition within the CC&Rs and other Departments may not grant permission to allow gates.

Existing Structures

30. The Applicant shall obtain demolition permits from Public Works, Building and Safety Division ("B&S") to demolish the existing elementary school and associated structures located within the lot as delineated on the Vesting Tentative Tract Map No. 84788 dated April 1, 2026. The Applicant shall provide photographs and/or other evidence satisfactory to the Director that the structures in question have been removed. The Applicant must provide a copy of these conditions to B&S as part of their building permit submittal for the demolition permits and B&S must acknowledge receipt and notify Planning before issuing the permit.

Trash and Recycling Collection

31. **Storage Areas for Trash and Recycling Collection.** The Applicant shall comply with County Code 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up they shall be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access. Prior to Final Map Recordation a Revised Exhibit "A" shall be submitted to review the relocation of the receptacles on collection day.

Public Art

32. **Covenant**. An Applicant shall decide between the In-Lieu Fee or Public Art Installation as indicated in County Code Section 22.246.090 (Public Art in Private Development Program) ("PAPD"). A covenant shall be required to ensure compliance and provided to LA County Planning prior to final map recordation. Once an Applicant elects to fulfill the PAPD requirements by either the In-Lieu Fee or Public Art Installation, the Department of Arts and Culture will administer the PAPD.

Tribal Cultural Resources

33. **Tribal Monitor.** Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor(s) ("Tribal Monitor") who is approved by the Gabrieleno Band of Mission Indians – Kizh Nation ("Tribe") to provide tribal monitoring/consulting services. The term "ground disturbance activities" refer to activities that may include demolition resulting in ground disturbance, clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the Project Site and off-site areas as included in the project description. Prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, the

Applicant shall submit a copy of the executed monitoring agreement with the Tribe to the LA County Planning.

34. **Tribal Cultural Resources Monitoring Plan.** Prior to the commencement of any ground disturbance activities, the Applicant or its consultant shall prepare and submit a Tribal Cultural Resources Monitoring Plan ("Monitoring Plan") to the Tribe for review and the County for approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant as provided in Condition No. 36 (Discovery of Tribal Cultural Resources).

35. **Tribal Monitoring**. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, any tribal cultural resources encountered, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of monitor logs shall be provided to the Applicant/LA County Planning upon request from the Tribe. Monitoring shall end when ground disturbance activities are completed as confirmed by the Applicant in writing to the Tribe and LA County Planning, and when the Tribe provides a written notification to the Applicant and LA County Planning that all ground-disturbing activities for the Project are complete and that the construction activities at the Project site have a low potential for impacting tribal cultural resources. If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribe by the Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by the Applicant, in writing, prior to the start of each set of scheduled activities. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to LA County Planning.

36. **Discovery of Tribal Cultural Resources.** If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor and/or Tribal Archaeologist evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. If the discovery proves significant as determined by the Tribal Monitor, Tribal Archaeologist, and Tribe, appropriate measures shall be recommended, subject to the County's approval, to mitigate potential impact to tribal cultural resources. Avoidance and preservation in place, or recovery and retention by the Tribe, shall be the priority measures in treatment of tribal cultural resources associated with the project site as deemed appropriate by the Tribe. If any other method of treatment is required for tribal cultural resources associated with this site, the applicant will cover all costs related to treatment, including, but not limited to, ceremony, reinterment, transfer of objects, and care of objects. The applicant shall relinquish all rights to tribal cultural resources inadvertently discovered during and after the completion of project-related activities. The Tribal Monitor shall coordinate with the applicant to ensure that all measures approved by the County are

implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to LA County Planning.

37. **Unanticipated Discovery of Human Remains**. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended, and the construction manager shall immediately notify the County Medical Examiner pursuant to State Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.8. The code sections shall be enforced for the duration of the project.

    A. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.
    B. Preservation in place is the preferred manner of treatment.
    C. Any discovery of human remains shall be kept confidential to prevent further disturbance.

    Construction activities may resume in other parts of the project site at a minimum of 150 feet away from discovered human remains, if the County and Tribe determine that resuming construction activities at that distance is acceptable and provides the applicant express consent of that determination (along with any other mitigation measures the Tribe monitors and/or archaeologist deems necessary).

    In the case where discovered human and funerary remains cannot be fully documented and recovered on the same day, the Tribe and LA County Planning, in consultation with the Applicant, shall determine how to divert the project and protect the remains in place. If the project cannot be diverted and preservation in place is not possible, the Tribe and LA County Planning shall, in consultation with the Applicant and/or property owner, establish a Reburial Plan. The plan may include, but not be limited to, designating a location within the footprint of the project for the respectful reburial of the remains, procedures for storing the remains, the schedule for reburial of the remains, and, if approved by the Tribe, regulations for data recovery.

Attachments:
Subdivision Committee Conditions (pages 1- 26)

The following report consisting of 13 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

9. Place standard condominium notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.

12. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.

13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz Phone (626) 458-4921 Date 4/27/2026
TR84788L_Rev3_RPPL2025002201

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 84788

TENTATIVE MAP DATE: 04/01/2026
EXHIBIT MAP DATE: 04/01/2026

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 1/07/2025, or the latest revision, to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/ldd/web/forms.aspx

2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

Review by: _____ Date: 4/15/2026 Phone: (626) 458-4921
Mike Tran

PCA LX001129/A863
EPIC LA RPPL2025002201
Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Los Angeles County Public Works
Geotechnical and Materials Engineering Division

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	84788	**Tentative Map Dated**	**4/1/2026 (Exhibit A)**	**Parent Tract**	---
Grading By Subdivider? [Y] (Y/N)	83,947 yd^3	**Location**	Covina		
Geologist	Associated Soils Engineering Inc.	**Subdivider**	RC Homes		
Soils Engineer	Associated Soils Engineering Inc.	**Engineer/Arch.**	United Civil Inc.		

Review of:

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: **5/29/2025**
References: ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

Prepared by

Lance Narcida
Geotechnical Section

REGISTERED PROFESSIONAL ENGINEER · GEORGE MOLINA · No. 3308 · GEOTECHNICAL · STATE OF CALIFORNIA

PROFESSIONAL GEOLOGIST · Geir R. Mathisen · No. 2376 · CERTIFIED ENGINEERING GEOLOGIST · STATE OF CALIFORNIA

Vanessa Torres
Engineering Geology Section

Date 4/15/2026

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

1. Approval of this map pertaining to grading is recommended without final map grading conditions since no improvements are proposed on the tentative map.

REQUIREMENTS PRIOR TO BUILDING PERMIT:

1. Submit a grading plan for approval and comply with the approved CUP conditions and Exhibit "A" map. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required. Also provide approval of:
    a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
    b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

Name Dennis Tovar Date 04/27/2026 Phone (626) 458-4921

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate corner cutoffs at all streets including private drives intersections along the property frontage to accommodate an ADA conforming standard curb ramps (Use Caltrans Standard Plan A88A, Case A) to the satisfaction of Public Works.

2. Construct (or reconstruct) curb ramps at all streets including private drives intersections along the property frontage to the satisfaction of Public Works.

3. Rehabilitate pavement of Clydebank Avenue, Aspan Avenue and Tudor Street along the property frontage. The applicant shall submit a revised traffic index, and a material report to justify his/her proposal.

4. The road alignment as shown at "D" Drive and Grovedale Street is not necessarily approved. Achieve a continuous centerline alignment between "D" Drive and Grovedale Street.

5. Reconstruct or modify all non-ADA conforming curb ramps on Clydebank Avenue, Aspan Avenue and Tudor Street to the satisfaction of Public Works.

6. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage to the satisfaction of Public Works.

7. Construct new driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

8. Repair any displaced, broken, or damaged improvements damaged during construction to the satisfaction of Public Works.

9. Plant street trees along the property frontage on Clydebank Avenue, Aspan Avenue and Tudor Street to the satisfaction of Public Works. Provide irrigation for the said trees.

10. Underground all new utilities to the satisfaction of Public Works and Southern California Edison.

11. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, along the property frontage to the satisfaction of Public Works.

12. Install postal delivery receptacles in groups to serve two or more residential parcels.

13. Prior to building permit, submit a signing and striping plan through EPIC-LA under "Public Improvement Plans: Signing and Striping" to remove school-related signing and striping in the adjacent streets directly to Public Works for review and approval.

Contact Launda Zako of Public Works, Traffic Safety and Mobility Division, at (626) 300 – 4724 or lzako@dpw.lacounty.gov for further information.

14. Comply with street lighting conditions per the attached Traffic Safety and Mobility Division memo dated August 25, 2025, to the satisfaction of Public Works.

Prepared by Aissa Carrillo AC Phone (626) 458-4921 Date 04-20-2026

tr84788r-rev3.doc

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD) 1687. The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works along property frontage of Project.

2. New Streetlights are required. Provide streetlights on new concrete poles with underground wiring. The streetlights shall be designed as a County owned and maintained system.

3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

4. If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.

5. For subdivisions, Street lighting plans shall be approved prior to map recordation.

6. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

7. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.

8. Upon approval of the Tentative Map, the developer must notify nzaldana@dpw.lacounty.gov in order to initiate the annexation process.

9. Upon approval of the Tentative Map, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):

    a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
    b. Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in

either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.

c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
d. If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
e. For subdivisions, provide a copy of the recorded subdivision map, if recorded.

10. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.

11. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to nzaldana@dpw.lacounty.gov

TRANSFER REQUIREMENTS

12. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

13. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):

a. All required streetlights (LS-2/LS-3) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to nzaldana@dpw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.
d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

14. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.

15. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

Prepared by: Naomi Zaldana Phone: (626) 300-4741

Date: 8/25/2025

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT MAP NO.: 84788 **TENTATIVE MAP/EXHIBIT A DATED 04-01-2026**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study for the proposed subdivision (PC12763AS, dated 10-09-2025) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements. (For sewers not located within public R/W)

4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

Prepared by Justin Dulay Phone (626) 458-4921 Date 04-08-2026
Tr84788s-rev3

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The Will Serve letter issued by the City of Azusa, dated May 21, 2025, will expire on May 21, 2026. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Aissa Carrillo AC Phone (626) 458-4921 Date 04-20-2026

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2025002201	PROJECT NUMBER:	TR 84788
CITY/COMMUNITY:	Covina	STATUS:	Cleared
PROJECT ADDRESS:	5034 Clydebank Avenue Covina, CA 91722	DATE:	04/29/2026

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation. The fire lane shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Final Map- Tract.
2. A common access agreement is required for the fire lane since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be perform through EPIC-LA in the project's Final Map plan number.
3. Prior Final Map recordation, provide written verification stating the required public fire hydrants have been bonded for in lieu of installation. Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan plan number.
4. Install 1 public fire hydrant as noted by the Fire Department. The required fire flow for public fire hydrant for this project is 500 gpm at 20 psi residual pressure for 1/2 hours.
   All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
5. Install 2 private fire hydrants as noted on the Exhibit Map by the Fire Department. The required fire flow for a single private fire hydrant is 1250 GPM @ 20 psi residual pressure for 2 hours.
   All required private fire hydrants shall be installed, tested and approved prior to building occupancy. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
   Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.
6. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance with the following language:
   "A separate water line shall be installed specifically for the private fire hydrants and other private fire equipment and shall not be connected to domestic service lines or any other water lines. All private fire hydrant systems and fire equipment systems shall always remain operational. The Association shall regularly inspect, maintain, and repair the private water lines and hydrants located within the Private Streets/Private Driveway and Fire Lane in the Community as required by the County of Los Angeles Fire Department. The Association shall comply with the maintenance and inspection schedules in the Association Maintenance Guide applicable to the Fire Service Connection, Private Onsite Fire Line, Onsite Fire Hydrants and Fire Equipment. The Association shall also inspect for any blocked water lines or related systems which could cause the water lines or hydrants in the Community to fail. Any Failure within the Fire System shall be given immediate attention and shall be repaired immediately. Fire hydrant systems shall be maintained in operating condition at all times and shall be replaced or repaired where defective. (In compliance with the County of Los Angeles Fire Code). Failure to comply will result in County of Los Angeles and Fire Department action. The Association shall retain qualified maintenance technicians or professionals to perform such maintenance, and qualified inspectors to perform such inspections. The inspections required to be conducted, shall be performed at least annually. The inspectors shall provide written reports of their inspections to the Association promptly following

Reviewed by:

completion thereof. The inspection reports shall identify any items of maintenance or repair which either require current action by the Association or will require prompt further review and analysis. Such inspection reports shall specifically include a review of all private water lines and hydrants within the Private Streets/Private Driveway and Fire Lane in the Community. The Association shall immediately cause all matters identified as requiring attention to be maintained, repaired, or otherwise reviewed and analyzed in accordance with prudent business practices, industry standards, and recommendations of the inspectors. The inspection, maintenance, repair and replacement work shall be paid by the Association at its sole cost and expense."

7. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE”. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3

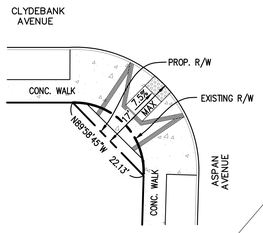
For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by:

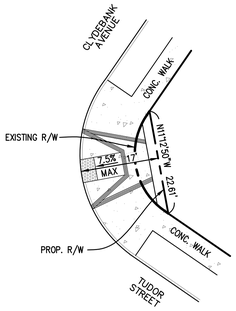
VESTING TENTATIVE TRACT MAP NO. 84788

(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

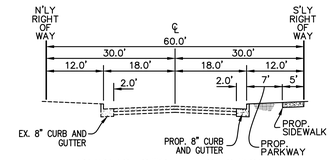
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TENTATIVE MAP TR 84788
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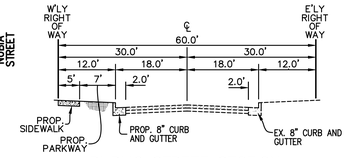
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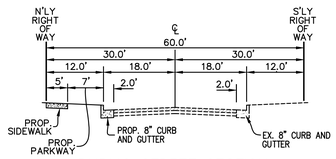
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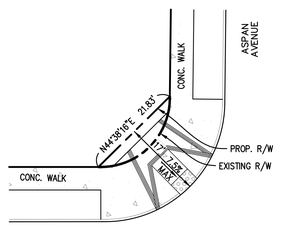
PUBLIC STREET SECTION
CLYDEBANK AVENUE – 60' ROW
NTS



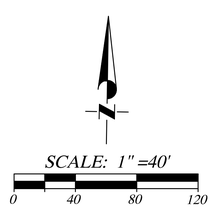
PUBLIC STREET SECTION
ASPAN AVENUE – 60' ROW
NTS



PUBLIC STREET SECTION
TUDOR STREET – 60' ROW
NTS



DETAIL 'B'
NTS



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 4, 8, 9 AND 10 OF THE BARCLAY AND HUNT'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 18 PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES AND PORTIONS OF WALNUT AVENUE, VACATED, AND HUNT AVENUE, VACATED, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 88 OF TRACT 19889, AS SHOWN ON MAP RECORDED IN BOOK 508, PAGE 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, WITH THE CENTER LINE OF DEVANAH STREET, AS SAID CENTER LINE IS DESIGNATED ON THE MAP OF SAID TRACT 19889; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTER LINE, SOUTH 55°35'27" WEST 184.10 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 238.02 FEET; A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 55°35'27" EAST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG SAID CURVE 142.32 FEET; THENCE TANGENT TO SAID CURVE SOUTH 00°09'05" EAST 500.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST TANGENT TO SAID LAST MENTIONED COURSE, AND HAVING A RADIUS OF 15 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 23.40 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 89°14'00" WEST 521.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 170 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE 102.49 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 56°13'27" WEST 83.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 15 FEET; THENCE NORTHERLY ALONG SAID LAST MENTIONED CURVE 23.56 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 33°46'33" EAST 539.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1795 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE 329.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 15 FEET, A RADIAL OF SAID COMPOUND CURVE TO THE BEGINNING THEREOF BEARS NORTH 45°42'37" WEST, THENCE EASTERLY ALONG SAID COMPOUND CURVE 23.94 FEET; THENCE TANGENT TO SAID COMPOUND CURVE SOUTH 44°15'42" EAST 155.80 FEET TO THE NORTHWESTERLY CONTINUATION OF THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 238.02 FEET; THENCE SOUTHEASTERLY ALONG SAID CERTAIN CURVE 40.95 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE OIL, GAS, PETROLEUM, AND HYDROCARBON SUBSTANCES IN AND UNDER OR RECOVERABLE FROM THE PROPERTY HEREBY CONVEYED, BELOW A DEPTH OF 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY, TO EXPLORE FOR, DEVELOP, AND REMOVE THE SAME, BY MEANS OF WELLS AND EQUIPMENT HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID PROPERTIES AND ENTERING SAID PROPERTY BELOW 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, TOGETHER WITH RIGHTS OF WAY, EASEMENTS AND SERVITUDES IN AND THROUGH THE SUB-SURFACE OF SAID SAID LAND FOR BORING WELL HOLES IN AND THROUGH THE SUB-SURFACE OF SAID LAND, AS GRANTED TO SEE-BAR DEVELOPMENT CO., A PARTNERSHIP, BY DEED RECORDED AUGUST 24, 1954, IN BOOK 45400 PAGE 106, OFFICIAL RECORDS.

APN: 8410-028-900

GENERAL NOTES:

1. ALL EXISTING BUILDINGS/STRUCTURES SHALL BE REMOVED.
2. TYPICAL BUILDING SETBACK FROM PUBLIC RIGHT OF WAY IS 10 FEET.
3. ALL SANITARY SEWER MAINLINES SHALL BE LOCATED WITHIN PUBLIC RIGHT OF WAY OR A MINIMUM 10' WIDE EASEMENT WHEN LOCATED WITHIN PRIVATE DRIVE. EACH RESIDENTIAL UNIT WILL BE SERVED BY A SEPARATE 4" SEWER LATERAL THAT IS CONNECTED TO THE SEWER MAIN WITHIN PRIVATE DRIVE AND FIRE LANES.
4. THERE ARE NO PROPOSED GATES FOR THIS PROJECT.
5. THERE ARE NO RETAINING WALLS PROPOSED FOR THIS PROJECT.
6. ONSITE STORM DRAIN SYSTEM TO BE PRIVATELY MAINTAINED.
7. THERE ARE NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS.
8. THERE ARE OAK TREES EXISTING WITHIN THE PROJECT BOUNDARY.
9. RELATED ENTITLEMENTS:
   - VESTING TENTATIVE MAP NO. 84788 RPPL2025002201
   - ADMINISTRATIVE HOUSING PERMIT NO. RPPL2025002203
   - CONDITIONAL USE PERMIT NO. RPPL2025003569
   - OAK TREE PERMIT NO. RPPL2025003567

UTILITY PROVIDERS:

LA COUNTY PUBLIC WORKS
900 S. FREMONT AVE.
ALHAMBRA, CA 91803
(626) 458-5100

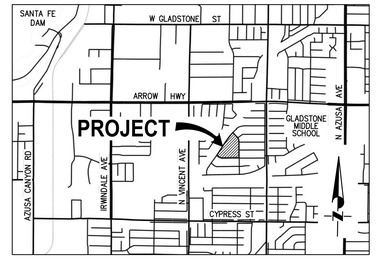
SO. CALIF. GAS COMPANY
9400 OAKDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-2511
EMERGENCIES: (800) 427-2200

UNDERGROUND SERVICE ALERT
(800) 422-4133

AZUSA LIGHT AND WATER
729 N. AZUSA AVE.
AZUSA, CA 91702
(626) 812-5225

SOUTHERN CALIFORNIA EDISON
5010 AZUSA CANYON ROAD
IRWINDALE, CA 91706
(800) 655-45555

AT&T
(833) 537-9326



VICINITY MAP
N.T.S

LAND USE:

EXISTING LAND USE
- ONSITE – SCHOOL
- NORTH – SINGLE FAMILY RESIDENTIAL
- SOUTH – SINGLE FAMILY RESIDENTIAL
- EAST – SINGLE FAMILY RESIDENTIAL
- WEST – SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: SINGLE FAMILY RESIDENCE (R-1-6000)
PROPOSED ZONING: SINGLE FAMILY RESIDENCE (R-1-6000)

PROPOSED 104 DETACHED RESIDENTIAL CONDOMINIUMS SUBMITTED UNDER PROVISIONS OF STATE OF CALIFORNIA DENSITY BONUS LAW (GOV §65915 et seq)

PROJECT AREA:

GROSS AREA: 371,543 S.F. / 8.529 ACRES
NET AREA: 371,348 S.F. / 8.524 ACRES

FLOOD NOTE:

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN ZONE "X" OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP NUMBER 06037C 1700 F BEARING AN EFFECTIVE DATE OF 09/26/2008

ZONE "X" DENOTES AREA'S OF MINIMAL FLOOD HAZARD.

EASEMENTS:

NO EXISTING ON-SITE PUBLIC AND PRIVATE EASEMENTS

ASSESSOR'S PARCEL NUMBER:

8410-028-900

BASIS OF BEARINGS:

THE BEARING NORTH 33°46'33" EAST ALONG THE CENTERLINE OF CLYDEBANK AVENUE AS SHOWN ON TRACT NO. 20387, FILED IN BOOK 535, PAGES 20 TO 23 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.

BENCHMARK:

COUNTY OF LOS ANGELES BM NUMBER: 405494
ELEVATION = 486.378FT NAVD88 (2013 ADJUSTMENT)

DESCRIPTION:
LA CO SURVEY CONTROL SYSTEM MON MKD
(AZUSA K-12 RM1 1957 RE 5869) AT SW CORNER ARROW HWY AND LARK ELLEN AV 40FT S/O AND 40 W/O C/L INT

LEGEND:

- PROPERTY LINE / BOUNDARY
- EXISTING R/W
- EXISTING SEWER LINE — SS —
- EXISTING WATER LINE — W —
- EXISTING STORM DRAIN
- EXISTING GRADE CONTOUR 475'

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
CLEARED FOR PUBLIC HEARING
04/29/2026
RPPL2025002201

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO. 46026
EXP. 12-31-26
CIVIL
STATE OF CALIFORNIA

DEVELOPER:
RC HOMES
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
PHONE: (323) 450-2334

The Cove at Clydebank
COVINA

PLAN PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649
SIEW HUAT NG R.C.E. 46026 — 03/17/2026 DATE

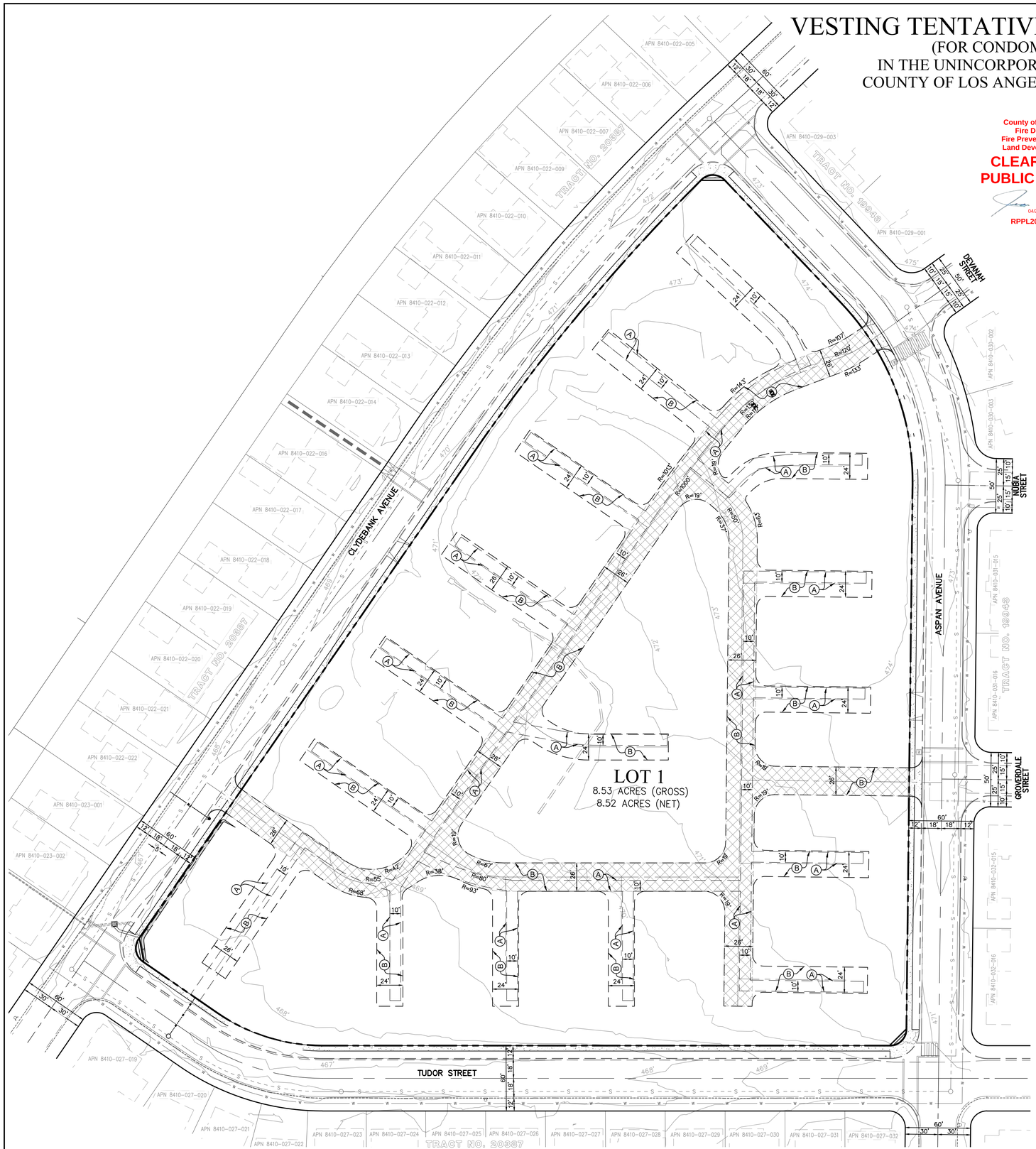
NO.	DATE	REVISIONS	BY	APPR

THE COVE AT CLYDEBANK
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 84788
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP NO. 84788

(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
CLEARED FOR PUBLIC HEARING
04/29/2026
RPPL2025002201



EASEMENT NOTES:

(A) 10' WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER PURPOSES.

(B) AN EASEMENT TO THE COUNTY OF LOS ANGELES FOR SANITARY SEWER INGRESS AND EGRESS PURPOSES

LEGEND:

- PROPERTY LINE / BOUNDARY
- EXISTING R/W
- SS — SS — EXISTING SEWER LINE
- W — W — W — EXISTING WATER LINE
- EXISTING STORM DRAIN
- 475' EXISTING GRADE CONTOUR
- FIRE LANE

SCALE: 1" =40'
0 40 80 120

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO.46026
EXP.12-31-26
CIVIL
STATE OF CALIFORNIA

DEVELOPER:
RC HOMES
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
PHONE: (323) 450-2334

The Cove at Clydebank
COVINA

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SIEW HUAT NG R.C.E. 46026 — 03/17/2026 DATE

NO.	DATE	REVISIONS	BY	APPR

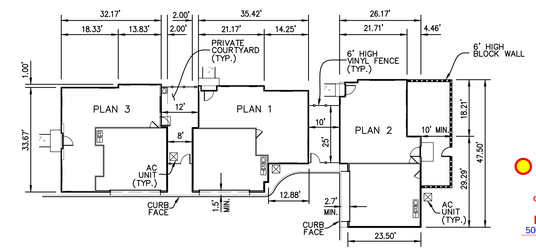
THE COVE AT CLYDEBANK
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 84788
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

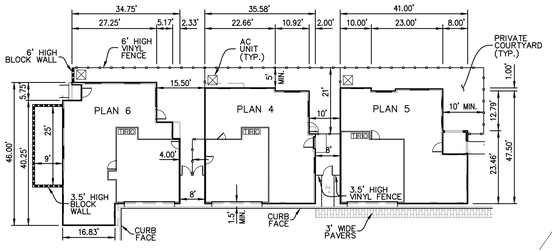
EXHIBIT MAP / EXHIBIT "A"
FOR VESTING TENTATIVE TRACT MAP NO. 84788
(FOR CONDOMINIUM PURPOSES)
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
CLEARED FOR PUBLIC HEARING
04/29/2026
RPPL2025002201

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
Install 1 Public
6"x 4"x 2 1/2" Fire Hydrants Confirming to American WaterWorks Association Standard C503
REQUIRED FIRE FLOW
500 GPM @ 20PSI FOR 1/2 HOURS
04/29/2026

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
Install 2 Private
6"x 4"x 2 1/2" Fire Hydrants Confirming to American WaterWorks Association Standard C503
REQUIRED FIRE FLOW
1,250 GPM @ 20PSI FOR 2 HOURS
04/29/2026





TYPICAL BUILDING FOOTPRINTS
NTS

LOS ANGELES DEPARTMENT OF REGIONAL PLANNING
EXHIBIT MAP TR84788
4.1.26

TRACT NO. 20887
TRACT NO. 19889
GLADIOLA STREET
DEVANAH STREET
NUBIA STREET
GROVEDALE STREET
CLYDEBANK AVENUE
ASPAN AVENUE
"A" DRIVE
"B" DRIVE
"C" DRIVE
"D" DRIVE
TUDOR STREET
DRIVE "AA"
DRIVE "BB"
DRIVE "CC"
DRIVE "DD"
DRIVE "EE"
DRIVE "FF"
DRIVE "GG"
DRIVE "HH"
DRIVE "JJ"
DRIVE "KK"
DRIVE "LL"
DRIVE "MM"
DRIVE "NN"
PROPERTY LINE
PROPOSED CORNER CUT-OFF DEDICATION AND NEW CURB RAMP
EXIST. 8" CURB & GUTTER
EXIST. 8" WATER TO REMAIN
EXIST. 8" SEWER PER D2392 TO REMAIN
EXIST. FIRE HYDRANT TO REMAIN
PROPOSED PVT. FIRE HYDRANT
EXIST. STREET LIGHT TO REMAIN
PROPOSED 8" WATER PER D2392
PROPOSED 8" SEWER PER D2392
PROPOSED 6" LATERAL
PROPOSED PUBLIC STREET LIGHT
EXIST. CATCH BASIN TO REMAIN
EXIST. STORM DRAIN MANHOLE TO REMAIN
EXIST. CATCH BASIN TO REMAIN
PROP. 8" WATER (PUBLIC) EXIST. FIRE HYDRANT TO REMAIN
PROP. 8" CURB & GUTTER
PROP. 8" SEWER PER D2392
PROP. 8" WATER PER D2392
PROP. 8" SEWER PER D2392 TO REMAIN
EXIST. 8" WATER TO REMAIN
EXIST. 8" SEWER PER D2392 TO REMAIN
EXIST. 8" CURB & GUTTER TO REMAIN
EXISTING STREET LIGHT TO REMAIN
PROP. CORNER CUT-OFF DEDICATION AND NEW CURB RAMP
EXISTING FIRE HYDRANT TO REMAIN
EXISTING 8" SEWER PER D2392 TO REMAIN
EXIST. 8" CURB & GUTTER
EXIST. 8" WATER TO REMAIN
EXISTING STREET LIGHT TO REMAIN
PROP. CORNER CUT-OFF DEDICATION AND NEW CURB RAMP
"EXISTING FIRE HYDRANT TO REMAIN
PROPOSED PVT. FIRE HYDRANT
PROPOSED PUBLIC STREET LIGHT
EXIST. CATCH BASIN TO REMAIN
EXIST. STORM DRAIN MANHOLE TO REMAIN
EXIST. FIRE HYDRANT TO REMAIN
EXIST. CATCH BASIN TO REMAIN
PROP. CORNER CUT-OFF DEDICATION AND NEW CURB RAMP
POINT OF CONNECTION FOR EXISTING SEWER
COMMUNITY WALKWAY
PROPOSED CURB RAMP
EXIST. CURB RAMP
EXISTING 8" SEWER PER D2392 TO REMAIN
PROPOSED 8" SEWER PER D2392
PROPOSED 8" WATER PER D2392
EXIST. 8" WATER TO REMAIN
EXIST. 8" SEWER PER D2392 TO REMAIN
EXIST. 8" CURB & GUTTER TO REMAIN
EXIST

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **84788**	DRP Map Date: **04/01/2026**	SCM Date:	Report Date: **04/27/2026**
Park Planning Area # **15**	CSD:		Map Type: **Tentative Map - Tract**

Total Units	=	Proposed Units	+	Exempt Units
104		**104**		**0**

Park land obligation in acres or in-lieu fees:

ACRES:	**1.19**
IN-LIEU FEES:	**$441,930**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of $441,930 in lieu fees.

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: Loretta Quach

Loretta Quach, Departmental Facilities Planner I

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **84788** DRP Map Date: **04/01/2026** SCM Date: Report Date: **04/27/2026**
Park Planning Area # **15** CSD: Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **104** = Proposed Units **104** + Exempt Units **0**

Park Planning Area = **15**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.82**	**0.0030**	**104**	**1.19**
M.F. < 5 Units	**2.55**	**0.0030**	**0**	**0.00**
M.F. >= 5 Units	**2.84**	**0.0030**	**0**	**0.00**
Mobile Units	**3.56**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**104**	**1.19**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	1.19	$370,796	**$441,930**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
			Total Provided Acre Credit:	**0.00**

Acre Obligation		Net Obligation	RLV / Acre	**In-Lieu Fee Due**
1.19	0.00	1.19	$370,796	**$441,930**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Norma E. Garcia, Director Alina Bokde, Chief Deputy Director

September 15, 2025

TO: Michelle Lynch
Department of Regional Planning

FROM: Loretta Quach
Planning and CEQA Section

SUBJECT: **RPPL2025003567**
OAK TREE PERMIT
TR 84788

The oak tree permit has been reviewed for potential impacts on the facilities of the Los Angeles County Department of Parks and Recreation (DPR). We do not have any further comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at lquach@parks.lacounty.gov or (626) 588-5305.

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

LUSI MKHITARYAN, REHS, M.P.H.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

April 09, 2026

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Michelle Lynch

Lusi Mkhitaryan

FROM: Lusi Mkhitaryan, REHS, MPH
Assistant Director, Environmental Health
Department of Public Health

SUBJECT: LAND DIVISION – TENTATIVE MAP – TRACT
CASE: RPPL2025002201
PROJECT: TR84788
5034 CLYDEBANK AVENUE COVINA CA 91722

Thank you for the opportunity to review the application and subdivision request for the subject property. The applicant requests the development of one hundred four (104) detached residential condo units on 8.55 acres lot. The updated Tentative Tract Map dated 04/01/2026 had been submitted.

☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water "Will Serve" letter from Azusa Light & Water (ALW) dated May 21, 2025.

Onsite Wastewater Treatment Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

The applicant provided a sewer "Will Serve" letter from the Los Angeles County Sanitation Districts dated April 11, 2025.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.

2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordnance for the County of Los Angeles.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)
No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise

controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	**Duration**	**Std # 1**	**Std # 2**	**Std # 3**	**Std # 4**	**Std # 5**
		30min/hr L50	**15min/hr L25**	**5 min/hr L8.3**	**1 min/hr L1.7**	**At no time L0**
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. *Std = Standard dB that may not exceed the cumulative period*

Construction Noise Ordinance: Construction Noise Standards (12.08.440)
Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

A. *Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:*

	Single-family Residential	**Multi-family Residential**	**Semi residential/ Commercial**
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. *Std = Standard dB that may not exceed*

B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	Single-family Residential	**Multi-family Residential**	**Semi residential/ Commercial**
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. *Std = Standard dB that may not exceed*

For questions regarding Environmental Hygiene, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov**.**

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Liaison at varanda@ph.lacounty.gov.

LM:va
DPH_CLEARED_5034 CLYDEBANK AVENUE COVINA CA 91722_RPPL2025002201_04.09.2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-002162
CONDITIONAL USE PERMIT (CUP") NO. RPPL2025003569
OAK TREE PERMIT ("OTP") NO. RPPL2025003567
ADMINISTRATIVE HOUSING PERMIT ("AHP") NO. RPPL2025002203

PROJECT DESCRIPTION

The project is a new multi-family lot with 104 detached residential condominium units on an 8.5-acre parcel in the R-1-6,000 Zone. The project includes a CUP for grading of more than 100,000 cubic yards. The project also includes an AHP for a 35 percent density bonus (27 units) in return for setting aside 16 for-sale affordable units at the lower income level, with waivers and incentives. The Project also includes an OTP for the removal of two non-heritage-sized oak trees identified on the appurtenant Exhibit "A" subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Applicant**. Unless otherwise apparent from the context, the term "Applicant" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance**. This grant shall not be effective for any purpose until the Applicant, and the owner of the subject property if other than the Applicant, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7 and notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8 shall be effective immediately upon the date of decision of this grant by the County.

3. **Date of Final Approval**. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).

4. **Indemnification**. The Applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Applicant of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Applicant of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit**. In the event that any claim, action, or proceeding as described above is filed against the County, the Applicant shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of

defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Applicant or the Applicant's counsel.

A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Applicant shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

B. At the sole discretion of the Applicant, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Applicant according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation**. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void, and the privileges granted hereunder shall lapse.

7. **Recordation**. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **Expiration**. This grant shall expire unless used within two (2) years after the recordation of a final map for Vesting Tentative Tract Map No. 84788. In the event that Vesting Tentative Tract Map No. 84788 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.

9. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Applicant shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Applicant shall provide proof of payment upon request from LA County Planning.

10. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise

authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

11. **County Fire Code**. All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").

12. **County Public Works Requirements**. All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" dated April 1, 2026 or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

14. **Maintenance.** The Applicant shall maintain the subject property in a neat and orderly fashion. The Applicant shall maintain free of litter all areas of the premises over which the Applicant has control.

15. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Applicant shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT-SPECIFIC CONDITIONS – CUP FOR GRADING

16. **Scope of Approval - Grading**. This grant shall authorize more than 100,000 cubic yards (Cut: 80,444 cubic yards, Fill: 83,947 cubic yards, Import: 3,503 cubic yards) as indicated in Exhibit "A" dated April 1, 2026.

17. **Hauling Route**. All hauling of earthwork material with off-site transport shall be restricted to a route approved by the Director of Public Works.

Tribal Cultural Resources

18. **Tribal Monitor.** Prior to the commencement of any ground disturbance activities, the Applicant shall retain a qualified Tribal monitor(s) ("Tribal Monitor") who is approved by the Gabrieleno Band of Mission Indians – Kizh Nation ("Tribe") to provide tribal

monitoring/consulting services. The term "ground disturbance activities" refer to activities that may include demolition resulting in ground disturbance, clearing vegetation, pavement removal, grading, excavation, trenching, drilling, and potholing/auguring within the Project Site and off-site areas as included in the project description. Prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence a ground-disturbing activity, the Applicant shall submit a copy of the executed monitoring agreement with the Tribe to the County.

19. **Tribal Cultural Resources Monitoring Plan.** Prior to the commencement of any ground disturbance activities, the Applicant or its consultant shall prepare and submit a Tribal Cultural Resources Monitoring Plan ("Monitoring Plan") to the Tribe for review and the County for approval at least 30 days before those activities commence. The Monitoring Plan shall include methods for monitoring ground disturbance activities; procedures to follow when resources are discovered; protocol for identifying and evaluating tribal cultural resources; and proposed measures to mitigate potential impacts to tribal cultural resources to less than significant as provided in Condition No. 21 (Discovery of Tribal Cultural Resources).

20. **Tribal Monitoring**. The Tribal Monitor shall be present to monitor all project ground disturbance activities for the presence of tribal cultural resources. The Tribal Monitor shall complete a daily log documenting all ground disturbance activities, the locations where those activities occurred, the types of soils involved, any tribal cultural resources encountered, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Copies of monitor logs shall be provided to the Applicant/LA County Planning upon request from the Tribe. Monitoring shall end when ground disturbance activities are completed as confirmed by the Applicant in writing to the Tribe and County, and when the Tribe provides a written notification to the Applicant and County that all ground-disturbing activities for the Project are complete and that the construction activities at the Project site has a low potential for impacting tribal cultural resources. If the Project's scheduled activities require the Tribal Monitor to leave the Project Site for a period of time and return, confirmation shall be submitted to the Tribe by Applicant, in writing, upon completion of each set of scheduled activities and five days' notice (if possible) shall be submitted to the Tribe by Applicant, in writing, prior to the start of each set of scheduled activities. Within 30 days after monitoring has ended, the Tribal Monitor shall submit the daily logs to LA County Planning.

21. **Discovery of Tribal Cultural Resources.** If tribal cultural resources are encountered during construction, all ground disturbance activities within 50 feet of the find shall stop until the Tribal Monitor and/or Tribal Archaeologist evaluate the significance of the find and an area barrier shall be constructed. Construction activities may continue in other areas of the project site. If the discovery proves significant as determined by the Tribal Monitor, Tribal Archeologist, and Tribe, appropriate measures shall be recommended, subject to the County's approval, to mitigate potential impact to tribal cultural resources. Avoidance and preservation in place, or recovery and retention by the Tribe, shall be the priority measures in treatment of tribal cultural resources

associated with the project site as deemed appropriate by the Tribe. If any other method of treatment is required for tribal cultural resources associated with this site, the applicant will cover all costs related to treatment, including, but not limited to, ceremony, reinternment, transfer of objects, and care of objects. The applicant shall relinquish all rights to tribal cultural resources inadvertently discovered during and after the completion of project-related activities. The Tribal Monitor shall coordinate with the applicant to ensure that all measures approved by the County are implemented. Within 90 days after monitoring has ended, the Tribal Monitor shall prepare and submit a final monitoring report documenting all encountered tribal cultural resources, the significance of the resources, and the treatment of the resources to the County.

22. **Unanticipated Discovery of Human Remains**. If human remains are encountered during construction, all ground disturbance activities within 150 feet of the discovery shall be suspended and the construction manager shall immediately notify the County Medical Examiner pursuant to State Health and Safety Code Section 7050.5 and California Public Resource Code Section 5097.8. The code sections shall be enforced for the duration of the project.

    A. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.
    B. Preservation in place is the preferred manner of treatment.
    C. Any discovery of human remains shall be kept confidential to prevent further disturbance.

    Construction activities may resume in other parts of the project site at a minimum of 150 feet away from discovered human remains, if the County and Tribe determine that resuming construction activities at that distance is acceptable and provides the applicant express consent of that determination (along with any other mitigation measures the Tribe monitor and/or archaeologist deems necessary).

    In the case where discovered human and funerary remains cannot be fully documented and recovered on the same day, the Tribe and County, in consultation with the applicant, shall determine how to divert the project and protect the remains in place. If the project cannot be diverted and preservation in place is not possible, the Tribe and County shall, in consultation with the applicant and/or property owner, establish a Reburial Plan. The plan may include, but not be limited to, designating a location within the footprint of the project for the respectful reburial of the remains, procedures for storing the remains, the schedule for reburial of the remains, and, if approved by the Tribe, regulations for data recovery.

PERMIT-SPECIFIC CONDITIONS - OTP

23. **Scope of Approval.** This grant shall authorize the removal of two non-heritage oak trees as indicated on the associated Exhibit "A" dated April 1, 2026.

24. **County Forester's Requirements**. The Applicant shall comply with all conditions and requirements outlined in the attached County Forester letter dated October 2, 2025, to the satisfaction of said Forester, except as otherwise required by the County Forester and by these conditions.

25. **Oak Tree Planting.** The Applicant shall submit a Revised Exhibit "A" prior to final map recordation for the review of the tree planting requirements and mitigation for oak tree replacement planting as required by the County Forester. A total of four replacement oak trees shall be planted. The tree planting plan requires 11 on-site trees and the Applicant proposes 245 trees, including the four oak trees. The requirement for mitigation oak tree planting and on-site tree planting may be submitted on the same Revised Exhibit "A".

PERMIT-SPECIFIC CONDITIONS – AHP

26. **Scope of Approval.** The AHP includes 16 lower-income level affordable for-sale units averaging 80 percent Area Median Income ("AMI").

27. **Density Bonus.** The AHP includes a 35 percent density bonus for an additional 27 units. The total number of units is 104.

28. **Los Angeles County Development Authority ("LACDA").** The Applicant shall comply with the LACDA letter dated June 10, 2026.

29. **Grant.** The AHP authorizes the following waivers and incentives:

Waivers

a. No four-foot landscape strip shall be required along the common walkway that is adjacent to a fire lane.

b. The front and rear yards may be reduced to 10 feet.

c. Ground-mounted equipment (e.g., air conditioners, heaters, filters, and fans) shall be located at least a minimum of 10 feet from each property line and may be allowed within the required building separation, as long as they comply with Fire access and clearance requirements. All equipment may not exceed six feet high and shall be screened from the public right-of-way.

d. The minimum required distance between buildings shall be four feet between garages and eight feet between any residences or a residence and a garage.

e. The Articulation and Architectural detailing strategies may be reduced to one strategy as listed in County Code Table 22.140.520.G (Articulation and Architectural Detailing Strategies).

f. The Ground Floor Privacy strategies will be reduced to one strategy as listed in County Code Table 22.1401.520.F Entryway Privacy Mitigation Strategies)).

g. All street-facing primary entryways shall have at least one primary pedestrian entrance to a public street and front yard, not be oriented to a vehicle parking area, and be lit with a minimum of one light fixture. For primary entryways that face the motor court, the primary pedestrian entrance may be from the motor court, so long as the pedestrian pathway from the nearest pedestrian sidewalk through the motor court to the unit entry is clearly demarcated, and is lit with a minimum of one light fixture.

h. Front yard fences and walls may not exceed six feet in height and may be solid fences and walls along the street frontage. The interior buildings within the lot do not front a public street; therefore, they may have fences and walls as high as six feet so long as the fences and walls along the interior driveway frontages do not conflict with the required 10-foot line-of-sight for oncoming traffic per Public Works requirements.

i. Any fence in the front yard setback over three feet shall not be required to meet the 50 percent transparency at locations where such fences or walls provide privacy for yards that serve as the residential unit's primary private space unless it interferes with the safety and line-of-sight for oncoming traffic per Public Works requirements.

Incentives

j. Fences may be constructed of wood, wood composite, concrete, masonry, clay, aluminum, iron, steel, glass, or pre-manufactured vinyl posts and panels.

k. Reduce the number of required façade materials to one material per 22.140.520.G.7.b.

PROJECT-SPECIFIC CONDITIONS – PROJECT SITE SPECIFIC
Public Art

30. **Public Art**. Prior to the issuance of any building permit(s), the Applicant shall first submit to the Department of Arts and Culture, an Art Plan with a proposal committing the Applicant to comply with the Program Requirements and must be approved prior to submitting for approval and incorporation of the approved cultural facility or structure or art installation into the Project site plan that is approved by LA County

Planning. The Public Art should also be noted on a Revised Exhibit "A", as part of the Project's review for the construction of the units with LA County Planning.

31. **In-Lieu Fee**. As an alternative to providing Public Art, the Applicant may pay a fee to be deposited in the PAPD Fund equal to one percent of the building valuation of a development project. Alternatively, if the Developer provides Public Art as described above, and the value of such Public Art is less than one percent of the building valuation, the Applicant shall pay the difference between one percent of the building valuation and the Public Art to the PAPD Fund. The Applicant shall provide proof of payment of the PAPD in-lieu fee, pursuant to Chapter 22.246.090 (PAPD) if not providing an approved cultural facility or structure or art installation as part of the development project as administered by the Department of Arts and Culture.

32. **Storage Areas for Trash and Recycling Collection**. The Applicant shall comply with County Code 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up they shall be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access. Prior to Final Map Recordation a Revised Exhibit "A" shall be submitted to review the relocation of the receptacles on trash collection day.

33. **Driveways.** Prior to building permit issuance, the Applicant shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Applicant shall provide for continued enforcement in the Covenants, Conditions and Restrictions ("CC&Rs"). The Applicant shall submit photos of the installed signage, and the CC&Rs to LA County Planning.

Attachments:
D-2 LACDA Letter
D-3 County Forester Letter dated October 2, 2025
D-4 Oak Trees: Care and Maintenance Guide

June 10, 2026

TENTATIVE MAP CONDITIONS OF APPROVAL
Project No. RPPL2025002201
Tract Map No. TR84788
Assessor Identification No. 8410028900

The following provides a summary of the housing permit conditions of approval for the project located at 5034 Clydebank Avenue, Covina, CA 91722 (Project), as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.

2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.

3. The income restricted units shall be constructed within each development phase of the project, as applicable.

4. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.

5. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.

6. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.

7. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Los Angeles County Code Section 22.166.070.A.3.d. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.

8. The initial sales price of the income restricted units in homeownership projects will be determined by the LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.

9. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

If you need more information or have any questions about this report, please contact Vicente Arellano, Housing Planner, by email at vicente.arellano@lacda.org

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

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FIFTH DISTRICT

October 2, 2025

Michelle Lynch, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Michelle Lynch:

OAK TREE PERMIT NUMBER RPPL2025003567
5034 CLYDEBANK AVENUE, COVINA

We have reviewed the "Request for Oak Tree Permit #RPPL2025003567." The project is located at 5034 Clydebank Avenue in the unincorporated area of Covina. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Steve F. Andresen, the consulting arborist, dated March 13, 2025.

We recommend the following:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and three (3) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

7. This grant allows the removal of two (2) trees of the Oak genus (*Quercs ilex and Quercus engelmannii*) identified as Trees Number 1 and 2 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

REPLACEMENT TREES:

10. The permittee shall provide replacement trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of four (4) trees. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.

11. Each replacement tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Replacement trees shall consist of indigenous varieties of *Quercus ilex and Quercus engelmannii*, grown from a local seed source.

13. Replacement trees shall be planted within one (1) year of the permitted Oak tree removals. Replacement trees shall be planted on site or within the same community if approved by the County Forester. If replacement trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each replacement tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the replacement trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All replacement Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

Very truly yours,

Kien Tan

KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

KT:jl

Enclosure

OAK TREES:
Care and Maintenance



This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or
- equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://www.fire.lacounty.gov

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
http://planning.co.la.ca.us

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES : DEEP GREEN, 3"-4" LONG : PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS : FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERLY BY AGRICULTURE and URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES : GLOSSY GREEN, 1"-3" LONG : SPINY, ROUNDED, AND HOLLY-LIKE : BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak
QUERCUS WISLIZENii

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES : DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS :
CALIFORNIA BLACK OAK : QUERCUS KELLOGGi
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGGLMANNii

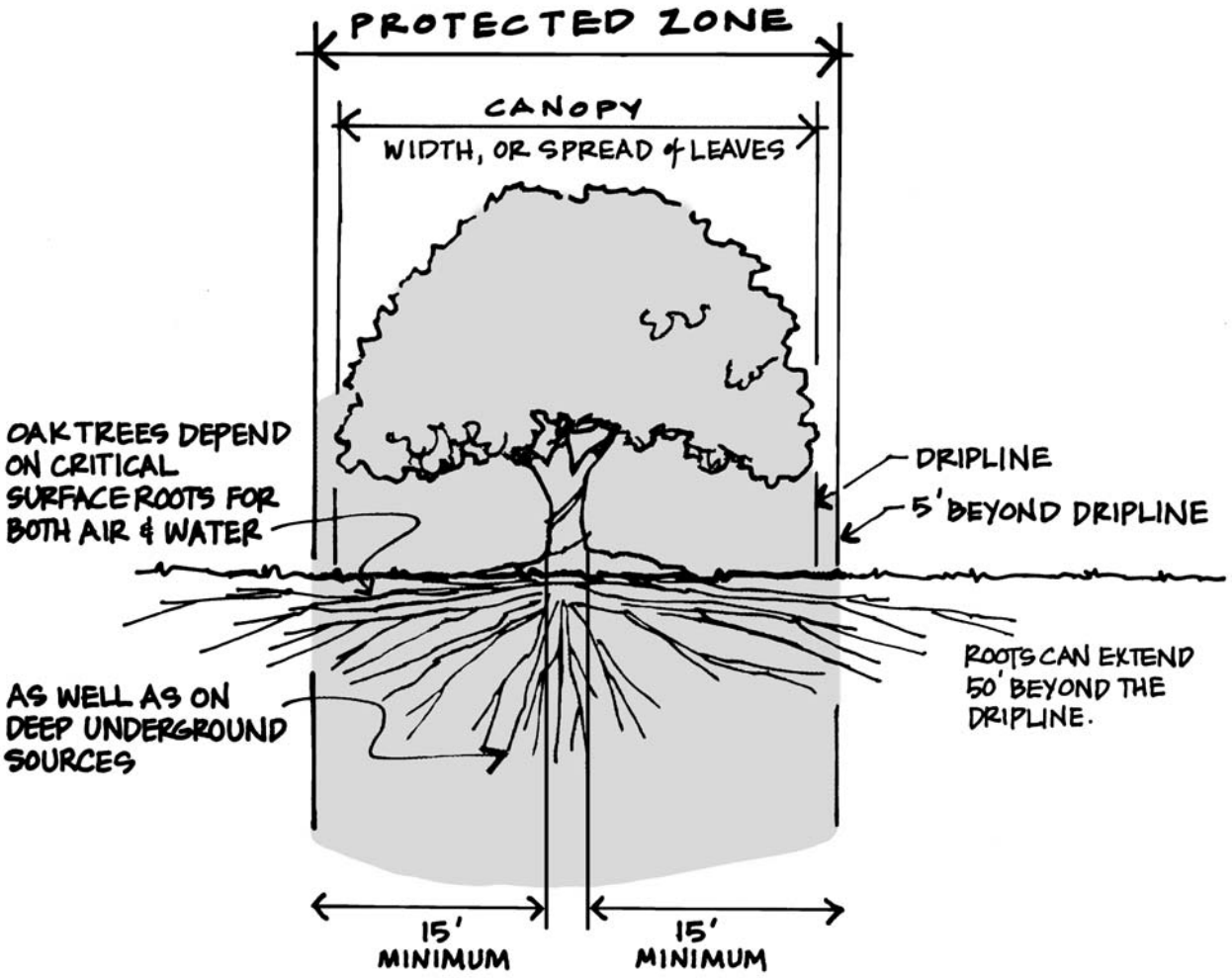
THE PROTECTED ZONE

The ***protected zone*** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

> "The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

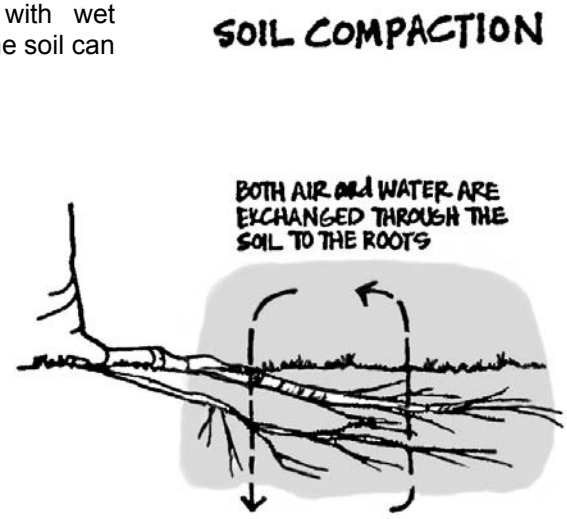
If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

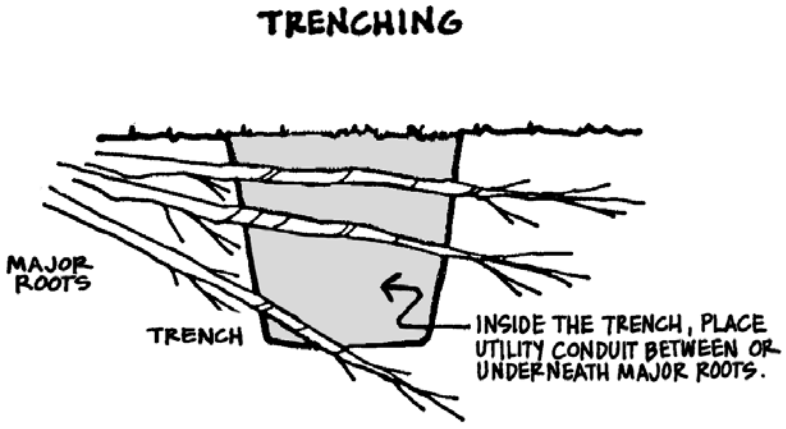
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

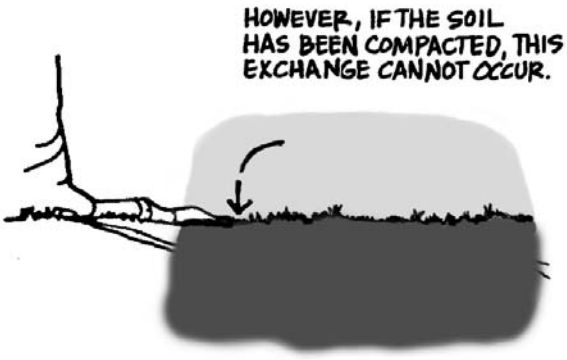
Soil Compaction and Paving

The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).







MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

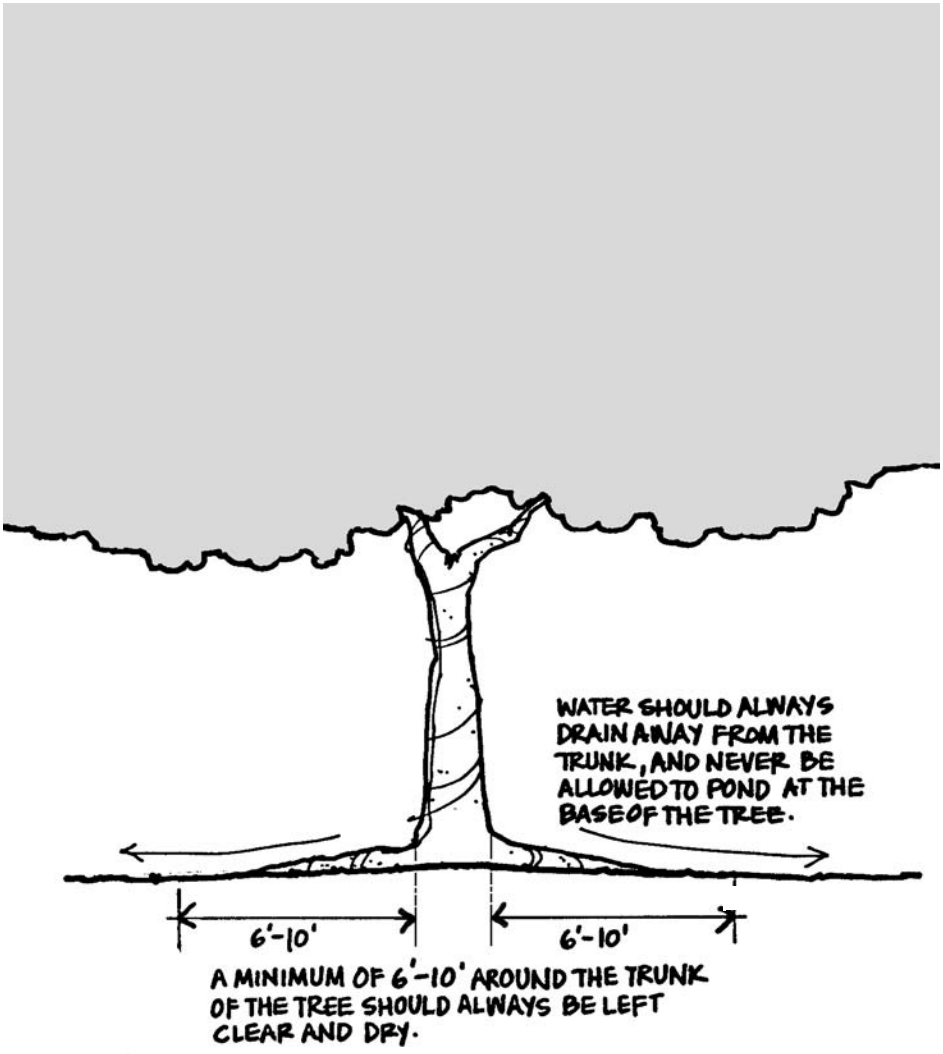
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for “dry shade.” Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
Arctostaphylos densiflora 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
Arctostaphylos edmundsii Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
Arctostaphylos hookeri Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
Ceanothus griseus horizontalis Carmel Creeper	Less than 2 1/2’ tall, low & creeping. Clusters of small blue flowers.
Heuchera spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3” high and spotted with red or pink.
Mahonia aquifolium compacta Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
Ribes viburnifolium Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the *Sunset Western Garden Book* to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
http://www.fire.lacounty.gov/forestry

University of Califonia
Oak Woodland Conservation Workgroup
http://ucanr.edu/sites/oak_range/

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816-5113
(916) 447-2677
www.cnps.org

California Oaks
428 13th. Street, Suite 10A
Oakland, CA 94612
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

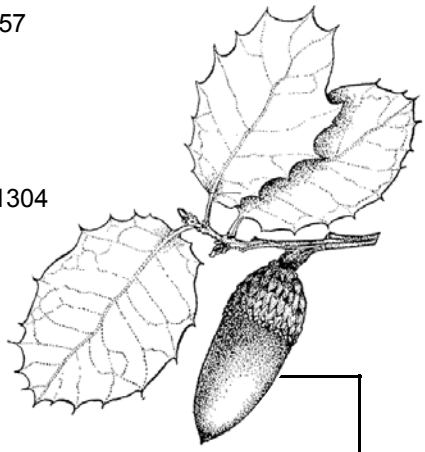
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-1948
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(818) 243-6488



Publications

For a list of publications both free and for purchase checkout the **University of California Oak Woodland Conservation Workgroup at http://ucanr.edu/sites/oak_range/**

Goldspotted Oak Borer: Integrated Pest Management for Land Managers and Landscape Professionals
University of California Statewide Integrated Pest Management Program. January 2013.

County of Los Angeles Fire Department
Forestry Division

County of Los Angeles
Board of Supervisors

Hilda L. Solis, First District
Holly J. Mitchell, Second District
Lindsey P. Horvath, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

Defensible Space Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-2375

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5719

Fire Plan Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-5205

Grants/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5723

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773
(909) 599-4615

Technical Operations Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5752

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5720

GENERAL PLAN STREAMLINING ENVIRONMENTAL CHECKLIST FORM

CEQA Guidelines Section 15183

LA COUNTY PLANNING

PROJECT SUMMARY

The Project proposes to demolish the existing elementary school on the 8.55-gross acre site located at 5034 North Clydebank, Covina, CA 91722 and develop the site with 104 single-family residences (proposed Project). Eighty-eight (88) of the residences would be market rate and the remaining 16 would be affordable residences set-aside for low income households. The proposed Project would have a density of 12.16 dwelling units per net acre. The proposed residential development would include single-family residences with private outdoor areas. All homes would have a private yard and would be accessed from a new internal, private street. The Project would also include common landscaped areas along each lot frontage and along public street frontages as well as a small park and community gathering area with amenities. A total of approximately 241 parking spaces within garages and guest stalls (208 residents, 33 Guest) would be provided onsite for the proposed residences. In addition, the Project would implement offsite improvements in the form of a new water main (approximately 700 linear feet) on Aspan Avenue that would connect to the existing water line in Clydebank Avenue and Tudor Avenue.

Project Title	The Cove at Clydebank
Project No./Case No.	TR84788
Related Case No(S).	Vesting Tentative Tract Map (RPPL2025002201), Administrative Housing Permit (RPPL2025002203), Conditional Use Permit (RPPL2025003569), Oak Tree Permit (RPPL2025003567)
Lead Agency Name & Address Location & Custodian of Record of Proceedings	County of Los Angeles Department of Regional Planning ("LA County Planning") 320 West Temple Street, 13th Floor Los Angeles, CA 90012
Staff Contact	Michelle Lynch
Staff Email & Phone Number	mlynch@planning.lacounty.gov; (213) 893-7005
Project's Sponsor/ Project Applicant's Name & Address	RC Homes, Inc. – 550 N Larchmont Blvd, Los Angeles, CA 90004
Project Location	5034 North Clydebank, Covina, CA 91722
Assessor's Parcel Number (APN)	5410-028-900

USGS Quad	Baldwin Park
Gross Acreage	8.55 acres
Supervisorial District	1
General Plan or Community/Area Plan Designation	Public and Semi-Public (P)
Planning Area	East San Gabriel Valley
Zoning/Community Standards District (if applicable)	Single-Family Residence (R-1-6000)

Brief Description of Project:

The Project proposes to demolish the existing elementary school on the 8.55-gross acre site located at 5034 North Clydebank, Covina, CA 91722 and develop the site with 104 single-family residences and associated improvements.

Surrounding Land Uses & Setting:

The Project site is located within a developed, residential area within unincorporated Los Angeles County and is surrounded by residential to the north, south, east, and west that are designated as Residential 9 (H9) and zoned R-1.

Prior Environmental Document(s) Analyzing the CEQA Guidelines Section 15183 Streamlining:
East San Gabriel Valley Area Plan Final Program Environmental Impact Report, June 2023. State Clearinghouse Number 2022040512.

Location of Prior Environmental Document(s) Analyzing the Effects of the Infill Project:
County of Los Angeles, 320 West Temple Street, Los Angeles, CA 90012

Native American Consultation:
Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1?

☒ Yes ☐ No

If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on “tribal cultural resources” with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a Project’s potential impact to a tribal cultural resource. In addition, AB 52 requires that lead agencies, upon request of a California Native American tribe, begin consultation prior

to the release of a negative declaration, mitigated negative declaration, or EIR for a project. AB 52 does not apply to a Notice of Exemption or Addendum, such as this 15183 streamline exemption checklist. However, AB 52 consultation was completed as part of the Project to allow tribes affiliated with the geographic area to consult on the proposed Project. Any conditions requested from tribes and approved by the County during the tribal consultation process will be included as conditions of approval for the Project.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):

Public Agency	*Approval Required*
Los Angeles County Department of Public Works	Demolition Permit

Concurrent projects in the area:

Project/Case No.	*Description and Status*
None	None

Overview of CEQA Guidelines § 15183:

Overview

This Discussion of Reasons for Exemption from Additional Environmental Review and General Plan Streamlining Checklist pursuant to California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) Section 15183 (Environmental Checklist) evaluates whether the potential environmental impacts of the Project are addressed in the East San Gabriel Valley Area Plan Final Program Environmental Impact Report (ESGVAP EIR) (Los Angeles County Department of Regional Planning, 2023). California Public Resources Code section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from additional environmental review for projects that are "consistent with the development density established by the existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site." (CEQA Guidelines § 15183(a), also Public Resources Code, §21083.3(e): "Where a community plan is the basis for application of this section, any rezoning action consistent with the community plan shall be a project subject to exemption from this division in accordance with this section. As used in this section, "community plan" means a part of the general plan of a city or county which (1) applies to a defined geographic portion of the total area included in the general plan, (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the

Government Code by including or referencing each of the mandatory elements specified in Section 65302 of the Government Code, and (3) contains specific development policies adopted for the area included in the community plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined").

The CEQA Guidelines further state that "if an impact is not peculiar to the parcel or the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for the project solely on the basis of that impact" (CEQA Guidelines § 15183(c)).

ESGVAP EIR

The East San Gabriel Valley Area Plan (ESGVAP), adopted in June 2023, encompasses 24 unincorporated communities of Los Angeles County. The ESGVAP is a community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the East San Gabriel Valley Planning Area (ESGV Planning Area or Plan Area). The ESGVAP is intended to respond to local planning challenges, guide long-term development, enhance community spaces, promote a stable and livable environment that balances growth with preservation, and improve the quality of life in the East San Gabriel Valley through the creation of vibrant, thriving, safe, healthy, and pleasant communities. The ESGVAP includes area-wide goals, policies, and implementation programs within nine different elements (Los Angeles County Department of Regional Planning, 2023).

A project is consistent with a general plan if the density of the project is the same or less than the standard contemplated for the involved parcel in the general plan for which an EIR has been certified, and the project complies with the density-related standards contained in that plan. (CEQA Guidelines, § 15183(i)(2)). Density standards are expressed in various ways, including based on the number of dwelling units per acre, the number of people in a given area, floor area ratio (FAR), and other measures of building intensity, building height, and size limitations and use restrictions (State of California, Governor's Office of Planning and Research General Plan Guidelines, 2003:50).

The Project is consistent with the density standards analyzed in the ESGVAP EIR. The maximum allowable density for the Project site based on the current land use and surrounding area was determined to be 9 dwelling units per acre. The Project would have a density of 12.16 dwelling units per net acre, as allowed with affordability requirements under the Density Bonus Law (Public Resources Code, §65915). State law allows the City to approve an increase in density for affordable housing projects without requiring approval of a general plan amendment or zone change. The Project would also be consistent with the anticipated residential unit and population density analyzed in the ESGVAP EIR with approval of the Administrative Housing Permit. Development. According to the ESGVAP EIR, development facilitated by the ESGVAP would result in approximately 81,982 households by 2040 and a population increase of approximately 295,041 persons by 2040. The Project includes construction of 104 single-family residences at 5034 North Clydebank Avenue in unincorporated Los Angeles County. The Project would contribute approximately .013 percent of the anticipated residential units for buildout within the ESGVAP, well within the projections of the ESGVAP EIR. Based on the California Department of Finance data, with an estimate of 2.72 persons per household within Los Angeles County, the Project would generate approximately 283

persons. The anticipated population growth associated with the Project represents approximately .09 percent of the potential population growth forecasted in the ESGVAP EIR.

Applicability of CEQA General Plan Streamlining

Pursuant to CEQA Guidelines Section 15183(d), Section 15183 streamlining applies under the following conditions:

1. The project shall be consistent with:
   a. A community plan adopted as part of the general plan,
   b. A zoning action that zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
   c. A general plan of a local agency, and
2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

The streamlining applies only to the extent that all feasible mitigation measures for a significant effect specified in the EIR area or will be undertaken by the public agency having jurisdiction to implement such mitigation measures. (CEQA Guidelines, §15183(e)(1),(2)).

As required by CEQA, the County prepared a Final Environmental Impact Report (EIR), State Clearinghouse Number: 2011081042, which analyzed the environmental impacts of the East San Gabriel Valley Area Plan (ESGVAP). On May 21, 2024, the Los Angeles County Board of Supervisors adopted the East San Gabriel Valley Area Plan and certified the ESGVAP EIR.

Accordingly, the Section 15183 streamlining applies to the Project because the Project is consistent with the ESGVAP, the ESGVAP EIR was certified, and all feasible mitigation measures identified in the ESGVAP EIR that are applicable to the Project will be implemented, as further discussed in the Environmental Checklist.

Applicability of Section 15183 Streamlining

The Project is consistent with the analysis performed for the ESGVAP EIR. Further, the ESGVAP EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project specific impacts, and the Project implements these mitigation measures (see: https://planning.lacounty.gov/wp-content/uploads/2023/06/00_ESGVAP-Final-PEIR.pdf for complete list of ESGVAP Mitigation Measures).

A comprehensive environmental evaluation has been completed for the Project as documented in the attached §15183 Streamlining Checklist. This evaluation concludes that the Project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of Los Angeles East San Gabriel Valley Area Plan, as analyzed by the Los Angeles County East San Gabriel Valley Area Plan Final Program EIR (SCH Number 2022040512) and all required findings can be made.

In accordance with CEQA Guidelines §15183, the Project qualifies for Section 15183 streamlining because the following findings can be made:

1. *The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.*

The Project would subdivide an 8.55-acre lot into 104 residential lots and set aside 16 units for affordable housing in return for 27 bonus units and modification of development standards as part of the Density Bonus Ordinance program, consistent with the development density established by the ESGVAP Community Plan and Certified by the ESGVAP EIR. The Project site is designated Public and Semi-Public (P) by the General Plan, which permits uses that are compatible with the surrounding development and community character in the event that the public or semi-public use of mapped facilities is terminated. Because the Project Site is entirely surrounded by land designated Residential 9 (H9) by the General Plan, which allows 9 dwelling units per acre (du/ac), the appropriate base residential density for the Project site would be 9 residential units per acre. The Project is consistent with its P land use designation and allowed under provisions of the Density Bonus Ordinance. The Project is requesting waivers for requirements related to area and width; frontage; landscape strips; fire lane access from residential units; minimum yard depths; general site accessory structures and equipment; distance between buildings; wall and fence height; required area; required width; bicycle parking (location of long-term parking); storage enclosure for recycling and solid waste; ground floor treatments (primary entryways); and walls and fences (transparency). Such waivers are not considered deviations that would render the proposed Project inconsistent with the General Plan or zoning regulations but rather are expressly permitted adjustments that facilitate the construction of affordable housing consistent with State housing policy. Therefore, despite the proposed Project's request for relief from certain site development standards (such as minimum lot size, setbacks, lot dimensions, and open space requirements), the proposed Project remains fully consistent with the land use designation and zoning regulations as modified by applicable State and local affordable housing provisions.

2. *There are no Project specific effects which are peculiar to the Project or its site, and which the ESGVAP EIR Failed to analyze as significant effects.*
   The subject property is located in an urban area and there are no Project specific effects which are peculiar to the Project or its site. In addition, all Project impacts were analyzed by the ESGVAP EIR and/or as part of tentative map review. All potentially significant impacts are addressed with the applicable mitigation measures specified within the ESGVAP EIR, which have been made conditions of approval for this Project.

3. *There are no potentially significant off-site and/or cumulative impacts which the ESGVAP EIR failed to evaluate.*
   The Project is consistent with the allowable site density under the state Density Bonus Law (Public Resources Code, §65915) and land use characteristics of the development considered by the ESGVAP EIR and would represent a small part of the growth that was forecasted for buildout of the East San Gabriel Valley Area. The ESGVAP EIR considered the incremental impacts of the Project, and as explained further in the 15183 Streamlining Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. *There is no substantial new information which results in more severe impacts than anticipated by the ESGVAP EIR.*

As explained in the 15183 streamlining checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the ESGVAP EIR.

5. *The project will undertake feasible mitigation measures specified in the ESGVAP EIR.*
   As explained in the 15183 streamlining checklist below, the Project will undertake feasible mitigation measures specified in the ESGVAP EIR. These ESGVAP EIR mitigation measures will be implemented through the Project's conditions of approval, and/or compliance with regulations and ordinances.

Reviewing Agencies: **[***See* **CEQA Appendix B** *to help determine which agencies should review your project***]**

Responsible Agencies

- ☒ None
- Regional Water Quality Control Board:
  - ☐ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ LAFCO

Special Reviewing Agencies

- ☒ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area

Trustee Agencies

- ☒ None
- ☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW
- ☒ Fire Department
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☒ Parks and Recreation
- ☒ Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This Project would potentially affect the environmental factors checked below, involving at least one impact that is 1) a peculiar impact that was not identified as a significant impact under the ESGVAP EIR, 2) a significant impact that was not analyzed as significant in the ESGVAP EIR, 3) a potentially significant offsite impact or cumulative impact not discussed in the ESGVAP EIR, or 4) a more severe impact due to substantial new information that was not known at the time the ESGVAP EIR was certified, as indicated below and described in the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☐ Transportation
☐ Biological Resources	☐ Land Use/Planning	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☐ Energy	☐ Noise	☐ Wildfire
☐ Geology & Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project **WOULD NOT** result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. **NO FURTHER ACTION** is required, and a Notice of Determination/Notice of Exemption will be filed indicating that the project IS ELIGIBLE for CEQA streamlining under CEQA Guidelines §15183.

☐ I find that the proposed Project **WOULD** result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. I find that **FURTHER ENVIRONMENTAL REVIEW** is necessary to analyze those effects that are subject to CEQA, and therefore, this Project is NOT ELIGIBLE for CEQA streamlining under CEQA Guidelines §15183.

Michelle Lynch		08/02/2026
Print Name (Project Planner)	Signature (Project Planner)	Date
Joshua Huntington		08/02/2026
Print Name (Section Head)	Signature (Section Head)	Date

EVALUATION OF ENVIRONMENTAL IMPACTS FOR 15183 STREAMLINE CHECKLIST:

This CEQA Guidelines §15183 Streamlining Checklist provides an analysis of potential environmental impacts resulting from the Project. Following the format of CEQA Guidelines Appendix G and the County of Los Angeles Environmental Checklist, environmental effects are evaluated to determine if the Project would result in a potentially significant impact triggering additional review under CEQA Guidelines §15183.

- Items checked "Peculiar Impact that is not Substantially Mitigated" indicates that the Project could result in a peculiar impact, including a physical change that belongs exclusively or especially to the Project or that is a distinctive characteristic of the Project or the Project site and that peculiar impact is not substantially mitigated by the imposition of uniformly applied development policies or standards. (CEQA Guidelines §15183(b)(1)(f)).
- Items checked "Impact not Analyzed as Significant Effect in ESGVAP EIR" indicates that the Project could result in a significant effect that was not analyzed as significant in the ESGVAP EIR. Such a Project impact is not significant if it can be substantially mitigated by the imposition of uniformly applied development policies or standards. (CEQA Guidelines §15183(b)(2),(c),(f)).
- Items checked "Potentially Significant Offsite or Cumulative Impact Not Discussed in ESGVAP EIR" indicates the Project could result in a significant offsite or cumulative impact that was not discussed in the GPU EIR. Such an offsite or cumulative Project impact is not significant if it can be substantially mitigated by the imposition of uniformly applied development policies or standards. (CEQA Guidelines §15183(b)(3),(c),(f)).
- Items checked "Adverse Impact More Severe Based on Substantial New Information" indicates that there is new information that leads toa determination that a Project impact is more severe than discussed in the ESGVAP EIR. Such an impact is not more severe if it can be substantially mitigated by the imposition of uniformly applied development policies or standards. (CEQA Guidelines §15183(b)(4),(c),(f)).
- Items checked "No New Impact" indicates that potential impacts from the Project have been adequately analyzed in the ESGVAP EIR.

A project does not qualify for a §15183 streamlining if it is determined that it would result in one or more of the following: 1) a peculiar impact that was not identified as a significant impact under the ESGVAP EIR, 2) a significant impact was not analyzed as significant in the ESGVAP EIR, 3) a potentially significant offsite impact or cumulative impact not discussed in the ESGVAP EIR, or 4) a more severe impact due to substantial new information that was not known at the time the ESGVAP EIR was certified. However, if a project having any of the foregoing impacts can be substantially mitigated through the imposition of uniformly applied development policies or standards then it does qualify for §15183 streamlining. Uniformly applied development policies or standards that are applicable to the proposed Project are included within this analysis and identified as DP/S.

A summary of the County's analysis of each potential environmental effect is provided below the checklist for each subject area.

PROJECT DESCRIPTION

Overview

The Project proposes to demolish the existing elementary school on the 8.55-gross acre site located at 5034 North Clydebank, Covina, CA 91722 and develop the site with 104 single-family residences (proposed Project). Eighty-eight (88) of the residences would be market rate and the remaining 16 would be affordable residences set-aside for low income households. The proposed Project would have a density of 12.16 dwelling units per net acre. The site's location is shown on Figure 1, *Regional Location* and Figure 2, *Local Vicinity*.

As depicted in Figure 3, *Conceptual Site Plan*, the proposed residential development would include single-family residences with private outdoor areas. All homes would have a private yard and would be accessed from a new internal, private street. The Project would also include common landscaped areas along each lot frontage and along public street frontages as well as a small park and community gathering area with amenities. A total of approximately 241 parking spaces within garages and guest stalls (208 residents, 33 Guest) would be provided onsite for the proposed residences. In addition, the Project would implement offsite improvements in the form of a new water main (approximately 700 linear feet) on Aspan Avenue that would connect to the existing water line in Clydebank Avenue and Tudor Avenue.

Architectural Design

The proposed Project would construct 104 two-story, single-family homes. Each two-story home would be a maximum of 26-feet 3-inches in height and include an attached two-car garage. The residences would have 3 or 4 bedrooms (with a loft as an optional bedroom) and 2.5 to 3.5 bathrooms and would range in size from 1,640 to 2,192 square feet (SF), as described in Table 1.

Table 1: Residential Unit Summary

Unit Type	No. of Units	Bedrooms	Bathrooms	Unit Square Footage
1	17	3[1]	2.5	1,640
2	17	3[1]	2.5	1,681
3	17	4[1]	3	1,719
4	19	4[1]	3.5	1,925
5	16	4[1]	3.5	2,095
6	18	4[1]	3.5	2,192

[1] Includes a loft as an optional bedroom

The Project proposes a Traditional elevation style with tan, beige, or white color scheme. The building exteriors would contain an 'S' tile concrete roof, stucco, a decorative gable vent, a stucco wrapped pot shelf, and decorative ceramic tile as shown in Figures 4 through 10, *Elevations*.

Affordable Housing Component

Eighty-eight (88) of the 104 residences would be market rate and 16 of the single-family residences (15.4%) would be voluntarily set aside as affordable to low income households. Based on the proposed amount of low income affordable households, the Project would receive a density bonus of 35 percent (27 units). As part of the Administrative Housing Permit for the Project, waivers and reductions are allowed from zoning standards. As allowed by the County's code, the Project includes reductions from certain zoning standards such as lot size, average lot width, and setbacks in exchange for the voluntary affordable housing set-aside.

Site Access and Circulation

Access to the Project site would be provided via three driveways: two 26-foot-wide driveways on Aspan Avenue, and one 26-foot-wide driveway on Clydebank Avenue. All three proposed driveways would connect to internal drive aisles to provide access to all 104 proposed residences. The Project would provide internal sidewalks along residence frontages with a landscape parkway between the internal sidewalks.

Parking

The proposed Project would include garages and open guest parking. Each residence includes a two-car garage. Additionally, the Project would provide 33 open-guest parking spaces throughout the site. Table 2 shows the parking to be included.

Table 2: Proposed Parking

Type of Parking	Required	Provided
Garage Spaces	2 Garage Spaces per Unit (208 spaces)	208
Driveway Spaces	-	-
Guest Parking	0.25 space per unit (26 spaces)	33
Total Parking Spaces	**234**	**241**
Parking to Unit Ratio	**-**	**2.32/dwelling unit**

Open Space and Landscaping

The Project would provide approximately 220 to 564 SF of private open space per unit, resulting in an average of approximately 402 SF of private open space per unit. Additionally, the Project would include approximately 29,430 SF of common recreational space. Recreational amenities would include one small park with picnic tables located in the southwest corner of the Project site accessible from the proposed drive aisle "A Drive", and a community gathering area with picnic tables, shade shelters, and barbeques in the center of the proposed Project, as shown on Figure 11, *Conceptual Landscape Plan*. Landscaping proposed as part of the Project would consist of drought-tolerant ornamental trees, shrubbery, and groundcover. Common landscaped areas, driveways, and guest parking would be maintained by the Homeowners Association (HOA).

Walls and Fencing

The Project proposes the installation of 6-foot-high, tan vinyl fencing along the eastern and northeastern boundaries of the Project site. Additionally, 3.5-foot-high, tan vinyl fencing would be constructed along the western and southern boundaries of the site. The Project would also include 3.5-foot-high, wood grain vinyl fencing around the interior side yards and interior-facing backyards of residences.

Lighting

The Project would include lighting as necessary to meet photometric requirements throughout the site. Proposed outdoor lighting would be typical of single-family residential uses and would consist of wall-mounted lighting. All of the proposed Project's outdoor lighting would be directed downward and shielded to minimize offsite and would be designed in compliance with the provisions in the County's Municipal Code Section 22.44.1270.

Infrastructure Improvements

The proposed Project would construct onsite infrastructure including new internal driveways along both street frontages, curb, gutter, sidewalk, and storm drain improvements, wet and dry utilities, and related infrastructure improvements. The site's utility infrastructure improvements are shown on Figure 12, *Utility Plan*.

Drainage

An onsite storm drain system with Low Impact Development (LID) Best management Practices (BMPs) is proposed. Stormwater runoff would be directed to three underground infiltration chambers proposed beneath the internal drive aisles located near units 24 and 42, and near the intersection of "A" drive and "B" drive. The proposed Project would also install a detention basin which is proposed at in the southwest portion of the site intended to mitigate any increased peak flow, and to ensure the stormwater leaving the site does not exceed the existing condition.

Water Infrastructure

The Project would install a new 8-inch water main on Aspan Avenue, consisting of approximately 700 linear feet that would connect to the existing main at the Clydebank Avenue/Aspan Avenue intersection and at the Tudor Street/Aspan Avenue intersection. The Project would install new onsite water lines that would connect to the new proposed 8-inch water line in Aspan Avenue. The new onsite water system would be compliant with the California Plumbing Code (Title 24) for efficient use of water.

Wastewater Infrastructure

The Project would install new private sewer lines onsite that would connect to the existing 8-inch sewer pipeline in Clydebank Avenue.

Construction and Phasing

Construction activities include demolition of the existing school facility; removal of the existing utility infrastructure; grubbing, grading, excavation, and re-compaction of soils; utility and infrastructure

installation; building construction; roadway pavement; and architectural coatings. The proposed Project would result in a cut of 80,444 cubic yards (CY) of soil and a fill of 83,947 CY of soil totaling a net import of approximately 3,503 CY of soil.

Construction activities for the Project would occur over one phase lasting approximately 9 months, beginning the third quarter of 2027 and ending the second quarter of 2028. Project construction would occur within the hours allowed by Los Angeles County Code Title 12, Section 12.08.440, which states that construction shall occur only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, with no construction allowed on Sundays and holidays.

General Plan and Zoning

The Project is consistent with the existing General Plan land use and zoning designations, and no changes are proposed. The Project site currently has an existing General Plan land use designation of Public and Semi-Public (P) and a zoning designation of Single-Family Residence (R-1-6000). According to the General Plan Land Use Element, the Public and Semi-Public land use designation allows for public and semi-public facilities and community-serving uses, including public buildings and campuses, schools, hospitals, cemeteries, fairgrounds, airports and other major transportation facilities as well as other major public facilities, including planned facilities that may be public-serving but may not be publicly accessible, such as landfills, solid and liquid waste disposal sites, multiple use storm water treatment facilities, and major utilities (County of Los Angeles, 2015). The Public and Semi-Public land use also permits alternative uses that are compatible with the surrounding development and community character in the event that the public or semi-public use of mapped facilities is terminated. The Project site has a zoning designation of Single-Family Residence with 6,000 square foot lot minimums.

Because the Project Site is entirely surrounded by land designated H9 by the General Plan, alternative uses compatible with the H9 land use would be allowed under the Public and Semi-Public land use. Therefore, the Project site would allow a maximum density of 9.0 density units per acre (du/ac), which results in a total of 77 units based on the Project size of 8.55 acres. With the voluntary inclusion of affordable housing and approval of the Administrative Housing Permit and associated reductions and waivers, the density bonus would be allowed a maximum of 104 units and a density of 12.16 du/ac, the Project would be consistent with the General Plan land use and zoning. The site's General Plan land use and zoning is shown on Figure 13, *Existing Land Use* and Figure 14, *Existing Zoning*.

Construction and Phasing

Construction activities include demolition of the existing school facility; removal of the existing utility infrastructure; grubbing, grading, excavation, and re-compaction of soils; utility and infrastructure installation; building construction; roadway pavement; and architectural coatings. The proposed Project would result in a cut of 80,444 cubic yards (CY) of soil and a fill of 83,947 CY of soil totaling a net import of approximately 3,503 CY of soil.

Construction activities for the Project would occur over one phase lasting approximately 9 months, beginning the third quarter of 2027 and ending the second quarter of 2028. Project construction would occur within the hours allowed by Los Angeles County Code Title 12, Section 12.08.440, which states that

construction shall occur only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, with no construction allowed on Sundays and holidays.

Discretionary Approvals

In accordance with Sections 15050 and 15367 of the State CEQA Guidelines, the County is the designated Lead Agency for the proposed Project and has principal authority and jurisdiction for CEQA actions and Project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are State agencies that have jurisdiction by law over natural resources affected by a proposed project.

The discretionary actions to be considered by the County as part of the proposed Project include:

- Vesting Tentative Tract Map (RPPL2025002201) Approval to create 104 lots for single-family residences.
- Conditional Use Permit (RPPL2025003569) for grading over 100,000 CY.
- Oak Tree Permit (RPPL2025003567) Approval for the removal of two oak trees to accommodate the proposed Project Density.
- Site Plan Approval to review and approve the location, design, configuration, and impact of the proposed development of the Project.
- Administrative Housing Permit (RPPL2025002203) Approval to provide an affordable housing set-aside and a density bonus with waivers for modification of development standards. The housing permit also includes two incentive that will allow the Project to allow requested fence materials and to reduce the number of strategies required to be implemented for ground floor privacy from two to one.

ENVIRONMENTAL SETTING

Project Location

The Project site is located at 5034 N Clydebank Avenue, Covina, CA 91722 (APN: 5410-028-900) in the unincorporated East San Gabriel Valley area of Los Angeles County. The Project is surrounded by the City of Irwindale to the west, Azusa to the north, Covina to the east and West Covina to the south. As shown on Figure 1, *Regional Vicinity*, regional access is provided via Interstate 210 (I-210) located approximately 1.32-miles to the north and State Route 39 (SR 39), approximately 0.68-mile to the east. Local access is provided North Clydebank Avenue, Aspan Avenue, and East Tudor Street, as shown in Figure 2, *Local Vicinity*.

Site Background

The Project site consists of one parcel totaling 8.55-acres. The Project site is currently developed with an elementary school containing nine buildings interconnected with walkway canopies, two playgrounds, a parking lot, and a grass field with scattered trees and shrubs. There is an existing chain link fence along the western, eastern and southern boundaries of the site. The Project site is bounded by North Clydebank Avenue followed by single-family residences to the north, Aspan Avenue followed by single-family residences to the east, East Tudor Street followed by single-family residences to the south, and North Clydebank Avenue followed by single-family residences to the west.

Surrounding Land Uses

The Project site is located within a developed, residential area within unincorporated Los Angeles County as described below:

North: North of the Project site are single-family residences within unincorporated Los Angeles County, designated as Residential 9 (H9) and zoned R-1-6000.

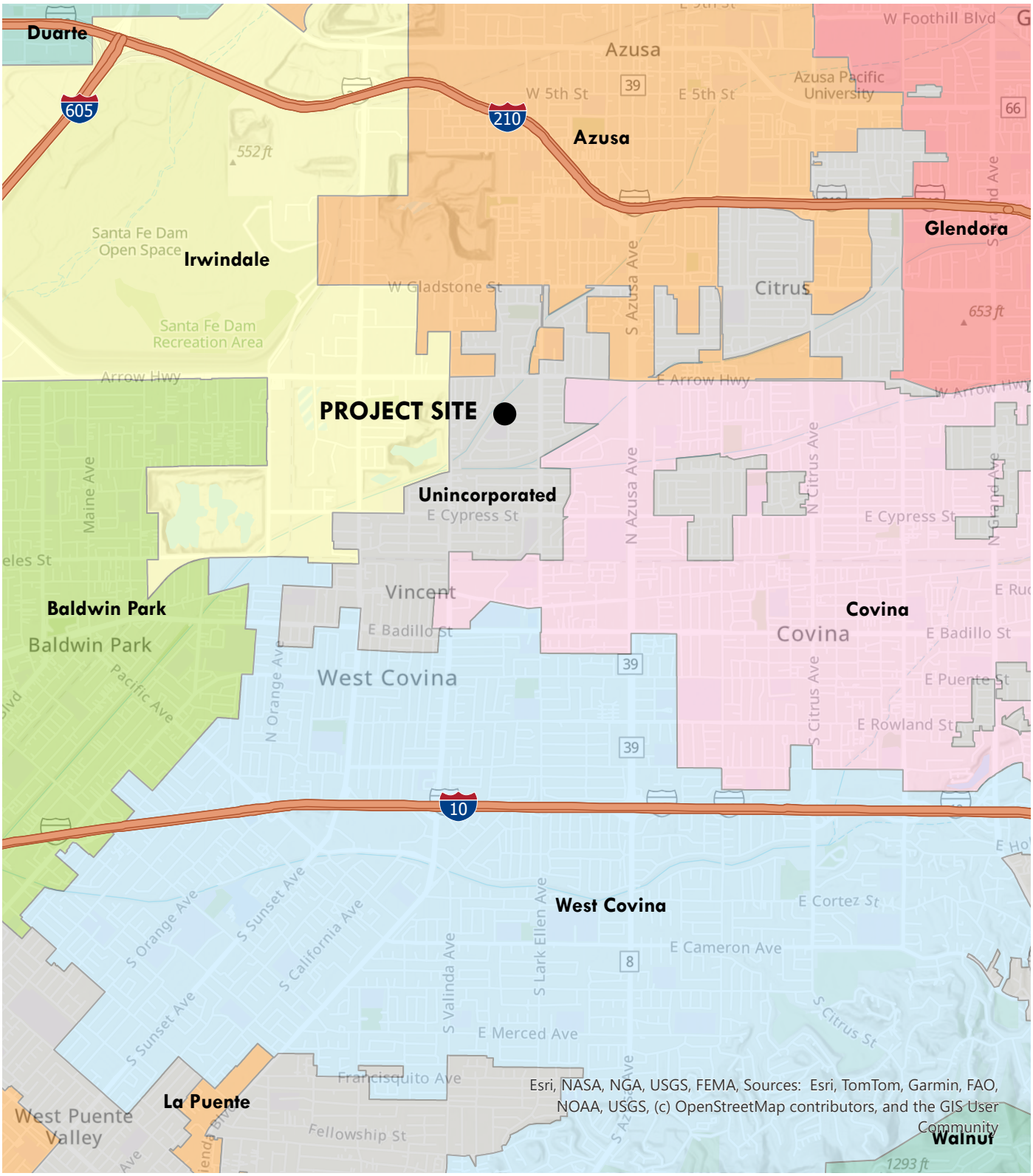
East: Directly east of the Project site is Aspan Avenue followed by Single family residential. The parcels east of Aspan Avenue are designated as Residential 9 (H9) and zoned as Single-Family Residence (R-1).

South: Directly south of the Project site is Tudor Avenue followed by Single family residential. The parcels south of Tudor Avenue are designated as Residential 9 (H9) and zoned as Single-Family Residence (R-1).

West: North Clydebank Avenue borders the site directly to the west and is followed by Single-family residential. The parcels west of North Clydebank are designated as Residential 9 (H9) and zoned as Single-Family Residence (R-1).

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Regional Location

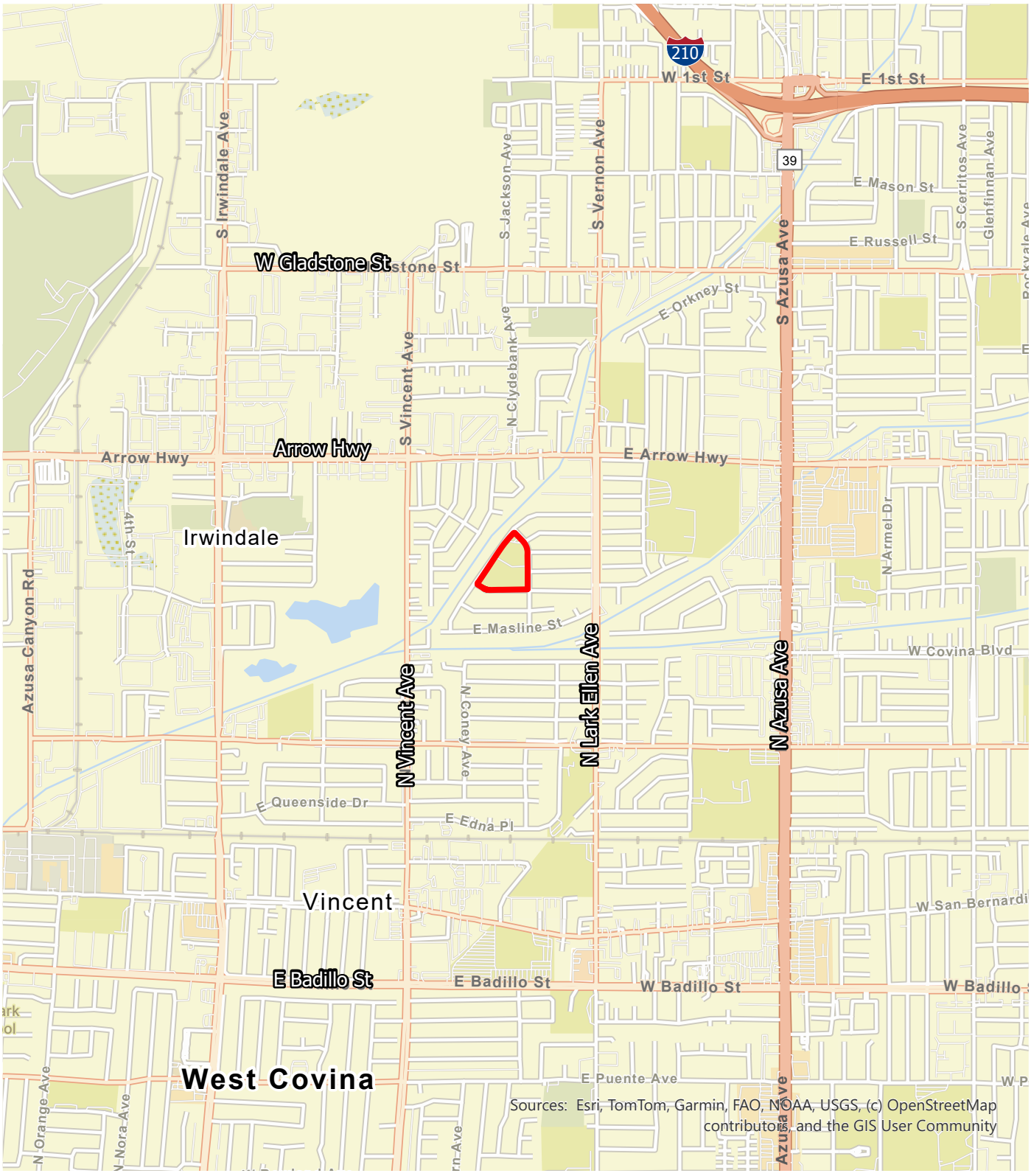


The Cove at Clydebank
LA County Planning

Figure 1

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Local Vicinity



Legend

Project Site

0 0.5 1 Miles

N

The Cove at Clydebank
LA County Planning

Figure 2

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Conceptual Site Plan



SINGLE FAMILY UNITS

17	16.3%	PLAN 1	1,640 SF, 3 BED, 2.5 BA, BONUS	
17	16.3%	PLAN 2	1,681 SF, 3 BED, 2.5 BA, BONUS	
17	16.3%	PLAN 3	1,719 SF, 4 BED, 3 BA, BONUS	
51	TOTAL UNITS -GREEN COURT			
19	18.3%	PLAN 4	1,925 SF, 4 BED, 3.5 BA, BONUS	
16	15.4%	PLAN 5	2,093 SF, 4 BED, 3.5 BA, BONUS	
18	17.3%	PLAN 6	2,192 SF, 4 BED, 3.5 BA, BONUS	
53	TOTAL UNITS - BACKYARD			
104	TOTAL ALL			

0 40' 160'
20' 80'
N

The Cove at Clydebank
LA County Planning

Figure 3

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Building Elevations - Plan 1A



RIGHT ELEVATION

REAR/MOTOR COURT ELEVATION



LEFT ELEVATION

FRONT/PASEO ELEVATION
VISIBLE AT PROJECT ENTRY

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Building Elevations - Plan 2C



FRONT/MOTOR COURT ELEVATION

RIGHT ELEVATION



REAR/STREET ELEVATION
VISIBLE ALONG PUBLIC STREET

LEFT/PASEO ELEVATION
VISIBLE AT STREET CORNER

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Building Elevations - Plan 3A



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/MOTOR COURT ELEVATION



REAR/YARD ELEVATION

LEFT/PASEO ELEVATION
VISIBLE AT STREET ENTRY

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Building Elevations - Plan 3C



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/MOTOR COURT ELEVATION



REAR/YARD ELEVATION

LEFT/PASEO ELEVATION
VISIBLE AT STREET ENTRY

The Cove at Clydebank
LA County Planning

Figure 7

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Building Elevations - Plan 4B



FRONT ELEVATION

RIGHT/YARD ELEVATION



REAR ELEVATION

LEFT/MOTOR COURT ELEVATION
VISIBLE AT INTERIOR DRIVE

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Building Elevations - Plan 5A



FRONT/STREET ELEVATION
VISIBLE AT INTERIOR DRIVE

RIGHT/YARD ELEVATION
VISIBLE AT PROJECT ENTRY



REAR ELEVATION

RIGHT/YARD

LEFT/MOTOR COURT ELEVATION
VISIBLE AT INTERIOR DRIVE

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Building Elevations - Plan 6B



REAR ELEVATION

LEFT/YARD ELEVATION
VISIBLE AT STREET CORNER



FRONT/STREET ELEVATION
VISIBLE AT PUBLIC STREET

RIGHT/MOTOR COURT ELEVATION

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Conceptual Landscape Plan



CONCEPT PLANT SCHEDULE

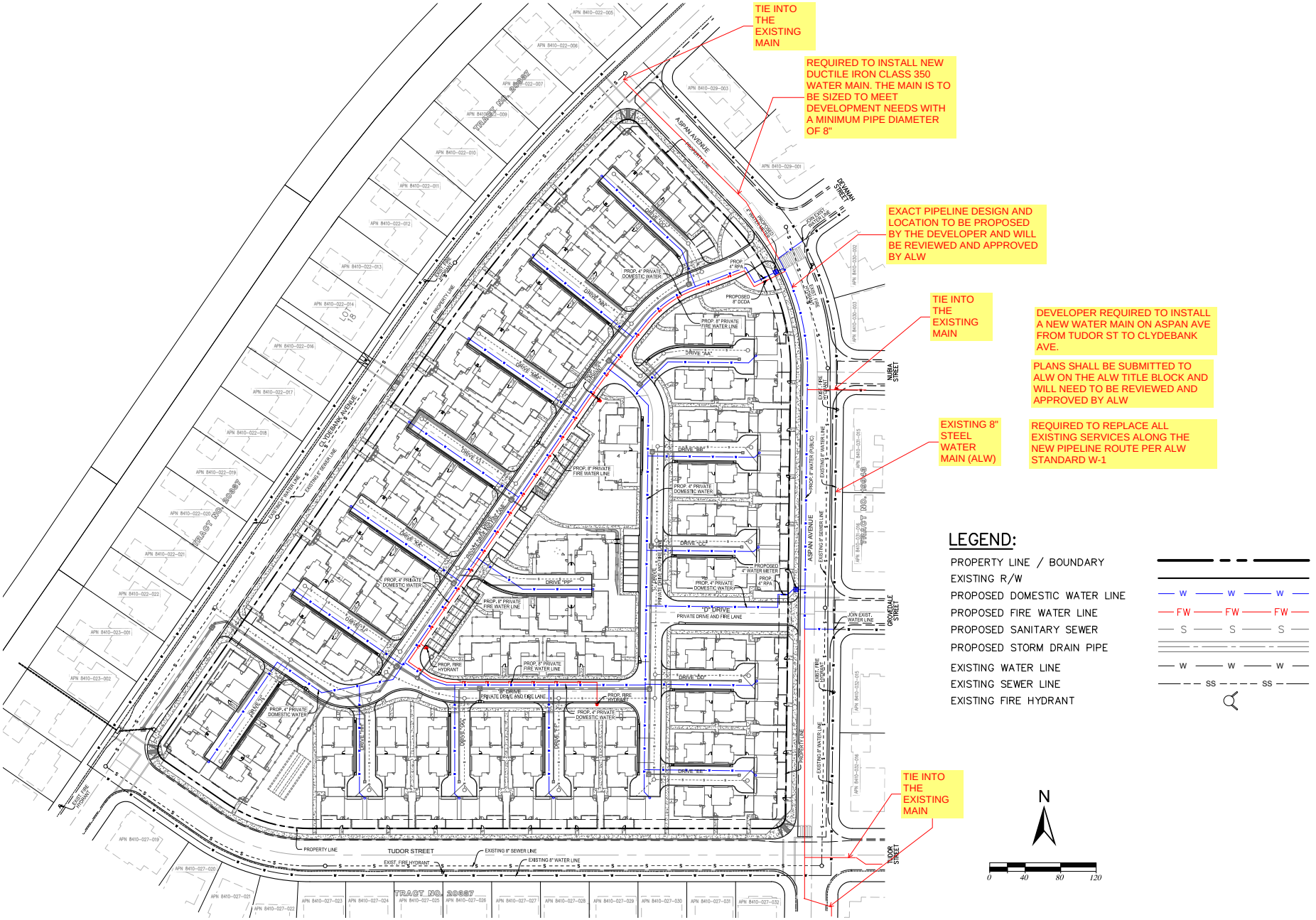
SMALL ACCENT TREE	50
MEDIUM SITE TREE	57
LARGE SHADE TREE	4
INTERIOR STREET TREE	83
PERIMETER STREET TREE	49
COMMON AREA SHRUBS	
VERTICAL SCREENING SHRUBS	
GROUNDCOVERS	69,456 SF
GRASS LAWN	5,448 SF
MAIN ENTRY ORNAMENTAL GROUNDCOVER	1,968 SF

The Cove at Clydebank
LA County Planning

Figure 11

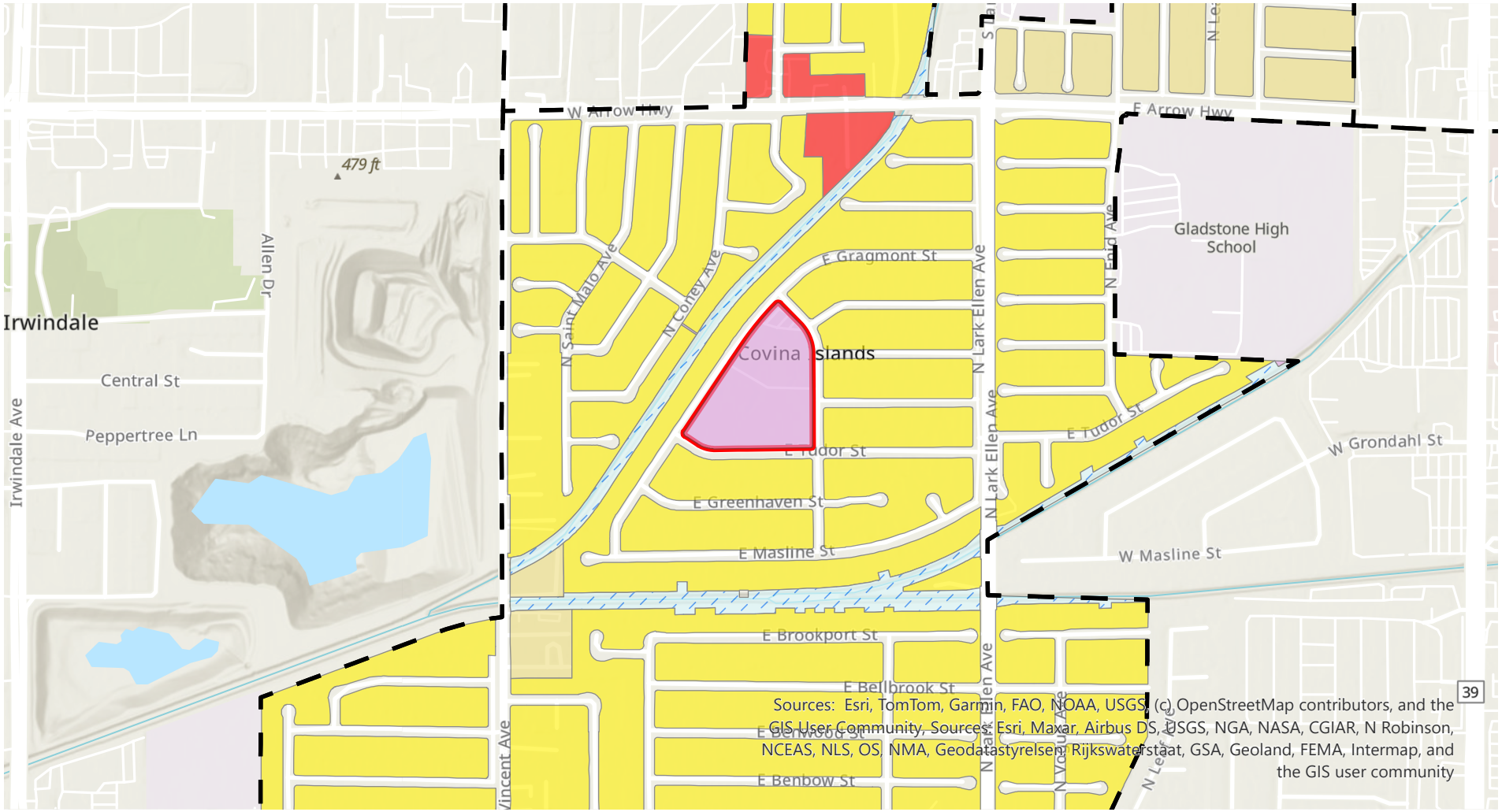
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Conceptual Utility Plan



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Existing General Plan Designation



Legend

- Project Site
- City Boundaries

General Plan Land Use

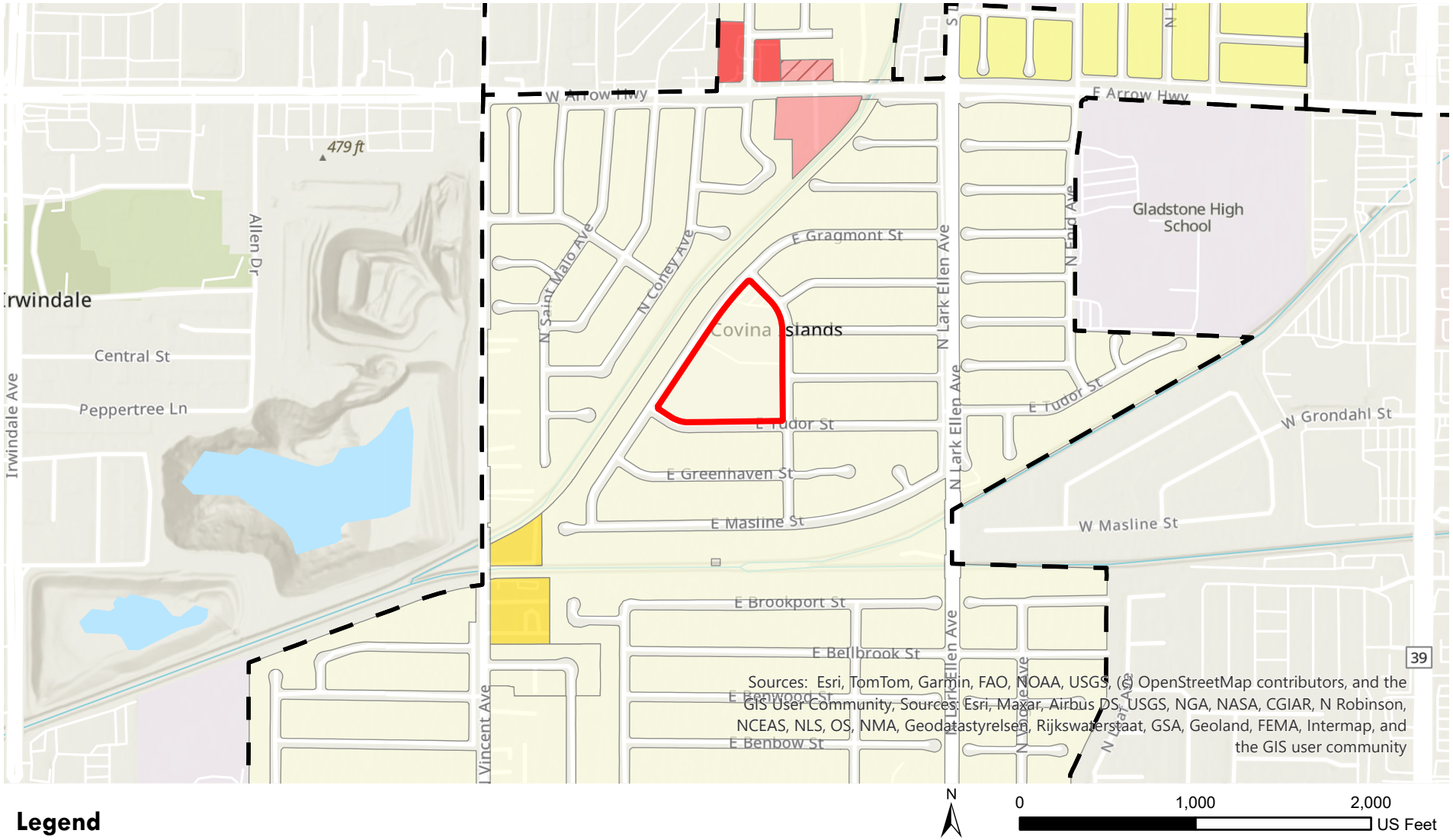
- H9 - Residential 9
- H18 - Residential 18
- CG - General Commercial
- P - Public and Semi-Public
- W - Water

The Cove at Clydebank
LA County Planning

Figure 13

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Existing Zoning Designation



Legend

- Project Site
- City Boundaries

Zoning

- A-1 - Light Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3-()U - Limited Density Multiple Residence
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial

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ENVIRONMENTAL IMPACT ANALYSIS

I. Aesthetics

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Except as provided in Public Resources Code §21099, would the project:					
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒
b. Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?					
c. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	☒
d. Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)	☐	☐	☐	☐	☒
e. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzes aesthetics on pages 4.1-1 through 4.1-25. The EIR reviews the potential for development accommodated by the ESGVAP to result in significant impacts on scenic vistas, views from a regional trail; scenic resources in a state scenic highway; existing visual character or quality; or shadows, light, or glare that would adversely affect day or nighttime views in the area. The EIR describes that the planning area is characterized by a large flat lowland valley, surrounded by rolling, dry hills, and the San Gabriel Mountains to the north; the Puente Hills, with areas of open space and habitat, form the southern boundary.

As analyzed in the ESGVAP EIR, buildout of the ESGVAP would allow for development around high-quality transit areas and major transit stops at densities that are higher than what currently exists, resulting in changes to the existing visual appearance of development in the area. With new development, increases in building heights and changes to building forms could result in new developments that are visible from scenic vistas. The ESGVAP includes policies intended to minimize the visual impact of new development, and to preserve the unique character of existing development within the unincorporated communities that make up the ESGVAP area. However, the ESGVAP EIR found that because implementation of the ESGVAP would result in higher density development than currently exists in the area, no feasible mitigation measures are available to reduce adverse impacts on scenic vistas and impacts would be significant and unavoidable.

According to the ESGVAP EIR, the East San Gabriel Valley is encircled by hills and mountains which provide access to a variety of trails, including equestrian trails that are present throughout the Plan Area. Implementation of the ESGVAP would involve construction of new development and would involve changes to the existing visual appearance of development in the East San Gabriel Valley; however, dense development is not anticipated to occur proximal to regional riding, hiking, or multi use trails, which are understood to primarily exist in open space areas. Therefore, implementation of the ESGVAP is not anticipated to obstruct views from those locations. Further, policies included in the ESGVAP and the County's General Plan would guide the design of future development in these areas to the extent that such development would integrate into the existing character of those communities, would have gradual transitions between areas of differing density, and would not have an adverse impact to existing views of the ESGVAP area from elevated vantage points, as are available from regional riding, hiking, and multi-use trails, and a less-than-significant impact would occur.

According to the ESGVAP EIR, there are no designated state scenic highways near the ESGVAP area. While State Route 57 (SR 57) is identified by Caltrans as eligible for designation as a state scenic highway, views into the ESGVAP area from SR 57 are limited to distant views characterized by rolling hills in the southern portion of the Plan Area that obscure views of the majority of the ESGVAP area to the north. Further, based on the level of densification anticipated to occur pursuant to the ESGVAP, development is not anticipated to be visibly discernable from those distances. Thus, implementation of the ESGVAP would not substantially damage scenic resources within a state scenic highway, and impacts would be less than significant.

The ESGVAP EIR stated that existing levels of light and glare in the ESGVAP area are similar to those that would be found in any urbanized area, and include streetlamps, parking-lot lighting, storefront and signage lighting, and car headlamps. Further, development of housing, commercial, and mixed-use land uses at increasing densities that could occur under the ESGVAP would be subject to compliance with objective County policies and standards, including provisions regarding signs and outdoor lighting. Proposed developments would also be within an urban setting where street lighting, parking area lighting, and auto traffic are common. Thus, the ESGVAP EIR determined that implementation of the ESGVAP would not result in adverse light and glare impacts and impacts would be less than significant.

a. Have a substantial adverse effect on a scenic vista?

No New Impact. The ESGVAP EIR concluded impacts would be significant and unavoidable. The Project site is located in an urbanized residential area of unincorporated Los Angeles County. While the ESGVAP recognizes the importance of scenic resources in the Plan Area, there are no specific views or corridors that are identified for conservation purposes. The Project is not within a scenic viewshed and does not include ridgelines, unique rock outcroppings, waterfalls, ocean views or any other unusual or scenic landforms. The Project site consists of 8.55 acres, currently zoned for Single-Family Residence with 6,000 square foot lot minimums (R-1-6000) with a General Plan designation of Public and Semi-Public (P). The Project proposes the construction of 104 single-family residences, internal driveways, landscaping, stormwater infrastructure, and offsite service connections, which would be consistent with the site's current General Plan designation. Additionally, the Project would be consistent with the existing zoning and 6,000 square foot lot minimums with approval of the requested housing permit waiver. The surrounding area is developed with residential uses with distant views of the San Gabriel Mountains provided from adjacent roadways. Thus, impacts on scenic vistas would be minimal given the considerable distance of the Project site to scenic features, as well as the fact that these views are already affected by the existing built environment on site and in the surrounding area. Further, the Project would comply with ESGVAP policies, as described in Table AES-1, and would be compatible with nearby uses. Therefore, impacts to scenic vistas from the proposed Project would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?

No New Impact. The ESGVAP EIR concluded impacts would be less than significant. The Project site is located in a fully developed area and is not near any regional riding, hiking or multi-use trails. Therefore, the proposed Project would not result in a significant effect related to visibility or obstruction of views from a regional riding, hiking, or multi-use trail, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No New Impact. The ESGVAP EIR concluded impacts would be less than significant. The proposed Project is not located within view of a state scenic highway, as there are no designated state scenic highways within the vicinity of the site. The nearest state-designated scenic highway is California State Route 39 located approximately 4.4 miles northwest of the site in the San Gabriel Mountains. The nearest eligible scenic highway is State Route 57, approximately 8.49 miles southeast of the Project site (Caltrans, 2018). The Project would not result in impacts to trees, rock outcroppings, or historic buildings within a state scenic highway. Therefore, no impacts to scenic resources within a state scenic highway would occur. As such, the Project impacts is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)

No New Impact. The ESGVAP EIR concluded impacts would be less than significant. As described previously, the Project site is located within an urbanized area and is surrounded by three roadways, and existing single-family residential tracts. The existing character of the Project site and surrounding area is neither unique nor of special aesthetic value or quality. The proposed residential development would replace the existing elementary school facility and would develop 104 single-family residences, roadways, landscaping, and related improvements on the site.

ESGV Area Plan. The surrounding area to the north, east, south, and west are designated as Residential 9 (H9), which allows for single-family residences at a density of up to 9 du/acre. Because the Project Site is entirely surrounded by land designated H9 by the General Plan, alternative uses compatible with the H9 land use would be allowed under the Public and Semi-Public land use. Therefore, the Project site would allow a maximum density of 9.0 density units per acre (du/ac), which results in a total of 77 units based on the Project size of 8.55 acres. With the voluntary inclusion of affordable housing and approval of the Administrative Housing Permit and associated reductions and waivers, the density bonus would allow a maximum of 104 units and a density of 12.16 du/ac on the Project site. The proposed Project would have a density of 12.16 du per net acre, which is consistent and compatible with the surrounding residential densities under provisions of the Density Bonus Ordinance. Thus, the Project would not conflict with applicable General Plan buildout densities that govern scenic quality. In addition, the Project would be consistent with the Area Plan goals and policies related to scenic quality, as shown in Table AES-1.

Table AES-1: Consistency with Goals and Policies Related to Scenic Quality

Goal or Policy	Project Consistency
Policy LU-3.3: Residential Neighborhoods. Preserve the character of the ESGV's established residential neighborhoods and equestrian districts, and ensure that any new development contributes to the preservation and enhancement of the character and scale of these communities.	**Consistent.** The Project site consists of an existing elementary school that is surrounded by existing residences. The proposed Project would replace the existing school and introduce more residential development, that would be required to comply with County development standards. Therefore, the proposed Project would be consistent with character and scale of existing community.
Policy CC-1.5: Individual Community and Neighborhood Identity. Foster design themes that highlight the unique characteristics of individual unincorporated communities and neighborhoods, while maintaining a sense of belonging to the greater ESGV.	**Consistent.** The proposed Project consists of 104 residential units. The Project includes 6 different floor plans and a traditional architectural style with tan, beige or white color schemes, consistent with County development standards. The Project would align with the context of the area it is located in and would be compatible with neighboring uses.
Policy CC-1.9: Viewsheds. Protect significant views of the San Gabriel Mountains, Puente Hills, and other prominent viewpoints from points of public access as a defining characteristic of the ESGV.	**Consistent.** As described previously, the Project site is not located near, nor is it visible, from a State scenic highway. While the San Gabriel Mountains to the north are visible from surrounding roadways, these views are similar to those accessible from other public vantage points in the area and are already limited by existing development. Further, the proposed Project would adhere to the County's established height limits and setback requirements for the R-1 zone with modification of certain development standards under the provisions of the Density Bonus Ordinance program. The site is also surrounded by existing residential development, including other two-story homes, meaning the Project would not introduce new obstructions to views of the San Gabriel Mountains that do not already exist. Thus, the Project would not interfere with prominent views, or viewpoints.
Policy CC-1.11: Maintenance. Ensure that property owners maintain their buildings and properties, for the safety of the residents and	**Consistent.** The proposed Project consists of 104 for-sale residential units. The units would be independently maintained by

tenants, and for the preservation of community character and aesthetics.	homeowners. However, common landscaped areas, driveways, and guest parking would be maintained by the Homeowners Association (HOA) to ensure safety and aesthetics.
Goal CC-2: Ensure that residential, commercial, mixed-use, open space, and public realm improvements enhance the community identity and character of the ESGV.	**Consistent.** The Project site consists of an existing elementary school that is surrounded by existing residential development. The proposed Project would replace the existing school and introduce more residential development to the area. The Project would comply with County development standards including height and setbacks for the R-1 zone, with modification of certain development standards under the provisions of the Density Bonus Ordinance program. Therefore, the proposed Project would be consistent with character and scale of existing community.
Policy CC-2.3: Compatible Development. Ensure that new development is sited, designed, and scaled to relate to the surrounding neighborhood character with respect to height, bulk, orientation, setbacks, access, lighting, landscaping, and aesthetics.	
Policy CC-3.3: Mansionization. Discourage mansionization by requiring building scale, massing, front façade articulation, and setbacks to be compatible with existing neighborhoods. Incorporate building breaks, roofscapes varying in height and shape, and other building details to ensure new development is in scale with its context.	**Consistent.** The proposed Project would not implement large scale residential development that would contrast with the existing, surrounding residential uses. The Project site consists of an existing elementary school that is surrounded by existing single-family residences. The proposed Project would replace the existing school and introduce more single-family residences that would be compatible with the existing residential neighborhoods surrounding the Project site. Further, the Project would adhere to the County's established height limits and setback requirements for the R-1 zone with modification of certain development standards under the provisions of the Density Bonus Ordinance program. Thus, the Project would not interfere with the intensity type of the Project area.
Policy CC-3.4: Mass and Bulk. Design new developments with major and minor massing components and breaks in massing and plane to mimic the existing residential character.	**Consistent.** The proposed Project consists of 104 residential units. The Project includes 6 different floor plans and a traditional architectural style with tan, beige or white color schemes. The proposed residences would be two stories with a maximum height of 26 feet and three inches, measured from finish grade to top of highest roof ridges homes and therefore would be below the

	height limit of 35 feet above grade. As such, the proposed residences would not be of a monumental scale inconsistent with lot sizes.
Policy CC-3.5: Materiality. Highlight key building components, such as entryways and windows, by using multiple materials, textures, and colors.	**Consistent.** The proposed Project consists of 104 residential units. The Project includes 6 different floor plans and a traditional architectural style with tan, beige or white color schemes, consistent with County development standards. The Project would include elements such as a stucco wrapped foam trim around windows, as well as recessed front doors with covered porches or decorative trim highlighting key building components.
Policy NR-7.1: Protect Natural and Scenic Resources. Direct development away from natural and scenic resource areas and toward areas where development already exists.	**Consistent.** The Project site is currently developed with an existing elementary school facility and is located in a highly urbanized area in unincorporated LA County. The Project site does not feature any significant scenic resource areas.
Policy NR-7.2: Protection from Light and Noise Pollution. Screen SEAs, open space, conservation areas, and lands with sensitive biological resources from direct and spillover lighting and noise pollution from land uses in their vicinity.	**Consistent.** The Project site is not located in a SEA, open space, conservation area or land with sensitive biological resources. The Project site is currently developed with an existing elementary school facility and is located in a highly urbanized area in unincorporated LA County. The Project would replace existing sources of light and introduce new sources of light from new building lighting, exterior lighting, interior lights shining through building windows, and headlights from nighttime vehicular trips generated from the Project. However, the Project would only slightly increase lighting and glare compared to the existing condition and new landscaping would be provided throughout the Project site that would limit spill of light to adjacent properties.
Goal NR-13: Scenic resources, including but not limited to significant ridgelines, scenic hillsides, riparian corridors, scenic highways, and corridors, scenic viewsheds and vistas, natural landforms, and scenic routes along	**Consistent.** The Project site is not located along any scenic routes, corridors, waterways, or in other scenic areas.

rivers and waterways, among other scenic features in the landscape, are protected and preserved.	
Policy NR-13.1: Protect Scenic Hillsides and Ridgelines. Protect scenic hillsides, natural landforms, and significant ridgelines in the Puente Hills, San Jose Hills, and San Gabriel Mountain foothills from development that impacts their scenic and ecological value.	**Consistent.** The Project site is not located on hillsides or prominent ridgelines where structures would interrupt scenic views and their ecological value.
Policy NR-13.2: Limit Grading. Regulate project designs to blend seamlessly with the natural terrain and native vegetation. Require that grading for a development project is limited to the minimum amount necessary.	**Consistent.** The Project would incorporate the use of California native and drought tolerant plants in landscaping in order to improve site conditions in relation to the natural vegetation found throughout the County.
Policy NR-13.3: Minimize Impacts of Development. Design and site structures and development so that they are as far away as feasible from scenic resources and so that their visual impact is minimized.	**Consistent.** The Project site is located in a highly urbanized area in unincorporated LA County. The Project site does not feature any significant scenic vistas.
Policy NR-13.4: Scenic Viewsheds. Identify and preserve scenic viewsheds visible from trails and public roads.	**Consistent.** The Project site is located in a highly urbanized area in unincorporated LA County and does not contain any trails.
Policy NR-13.6: Protect Scenic Qualities of Riparian Areas. Protect and preserve the scenic qualities of riparian corridors in undeveloped areas and canyons, and scenic portions of waterways in developed communities including the San Gabriel River, Walnut Creek, San Jose Creek, Thompson Creek, and Coyote Creek, among others.	**Consistent.** The Project site is currently developed with an existing elementary school facility and is located in a highly urbanized area in unincorporated LA County. The Project site does not feature, nor is it adjacent to, any riparian corridors or waterways.

In addition, as part of the Project entitlement process, the County conducts a review of all building and site plans. The purpose of this review is to ensure that the design of a proposed development is consistent with all applicable requirements, standards, and regulations set forth by the County Code, as well as other relevant local, State, and federal regulations. Included as part of this review is an assessment of the Project's architecture to ensure that the Project includes an integrated architectural theme that is compatible with surrounding land uses.

Zoning. The Project site is currently zoned as R-1-6,000. The Project would be consistent with the 6,000 lot minimums as the Project applicant is requesting approval of a housing permit waiver to reduce the required lot sizes. With the reductions and waivers outlined in the Administrative Housing Permit, the proposed Project would be consistent with the setbacks, maximum height requirements, and all additional development standards outlined in Chapter 22.120 of the Los Angeles County Code.

Thus, the Project would not conflict with applicable zoning and other regulations governing scenic quality. As the Project would develop the site with single-family housing, which is consistent with the land uses adjacent to the site, the Project would be visually compatible with the surrounding single-family uses. Hence, the proposed Project would not degrade the visual character of the Project site and surrounding area and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

e. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is currently developed with an elementary school facility. The Project would replace existing sources of light and introduce new sources of light from new building lighting, exterior lighting including streetlights, interior lights shining through building windows, and headlights from nighttime vehicular trips generated from the Project. However, the Project would only slightly increase lighting and glare compared to the existing condition and new landscaping would be provided throughout the Project site that would limit impacts from new sources of light and glare. Landscaping, including trees, would limit spill of light to adjacent properties. Also, as a standard condition of Project approval, the proposed Project would be required to comply with lighting standards detailed in the County's Code, which would require Project lighting to be shielded, diffused or indirect to avoid glare to both on and offsite residents, pedestrians and motorists. Compliance with the County Code would be implemented through the construction permitting and plan check process. Therefore, impacts associated with new lighting would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Aesthetics, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)
None.

ESGVAP EIR Mitigation Measures
None.

II. Agriculture and Forestry

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	☐	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzed impacts related to agriculture and forestry on pages 4.2-1 to 4.2-19. According to the ESGVAP EIR, Important Farmland is mapped in only four areas of the County: Antelope Valley, Santa Clarita Valley, Santa Monica Mountains, and San Fernando Valley.

The Initial Study prepared for the ESGVAP EIR determined that the ESGVAP would not conflict with existing zoning for agricultural use with a Williamson Act contract because there are no Williamson Act contracts within the ESGV Plan Area. Thus, impacts would not occur.

Within the ESGV Plan Area (including both incorporated and unincorporated communities) there are approximately 204 acres of Prime Farmland, 88 acres of Unique Farmland, and 40 acres of Farmland of Statewide Importance. However, none of the areas in the Plan Area that contain Unique or Prime Farmland are proposed for land use designation changes or zoning changes. Further, construction of future development projects within the ESGVAP area is anticipated to occur primarily within developed areas, as part of improvements to existing structures, and within urban areas near public transportation. Due to the small amount of designated farmland in the unincorporated areas of the County, conversion of farmland pursuant to the Farmland Mapping and Monitoring Program, would be less than significant.

The ESGVAP EIR concluded that implementation of the ESGVAP would not conflict with existing zoning for forest land or timberland given that the Los Angeles County Zoning Code does not contain zones specifically for forest use or production of forest resources. Therefore, no impact would occur.

The ESGVAP EIR states that forests in Los Angeles County are limited to mountain ranges in three of the eleven Planning Areas: Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains. Small areas of forest are also found at the northern edge of the East San Gabriel Valley and West San Gabriel Valley Planning Areas. Forest land within Los Angeles County is protected through the County's Significant Ecological Area (SEA) Ordinance, which would require a CUP that demonstrates compliance with the ordinance or includes the application of conditions of approval that would reduce impacts to forestland. As such, implementation of the ESGVAP would have a less than significant impact as it relates to the loss of forest land or conversion of forest land to non-forest use.

The ESGVAP would re-zone agricultural zones that are developed with residential uses from A-1 (Light Agriculture) to an appropriate residential zone, such as R-1 (Single-family residence) or R-A (Residential Agricultural), so that zoning would reflect the existing use and would be consistent with the General Plan land use policy designations. However, all proposed changes in land use and zoning would occur in urbanized areas that are currently developed and not used for light agriculture and changes would not result in physical changes to existing agricultural areas or forest lands. Further, any development that could occur outside of the areas of growth identified would be required to comply with the Land Use Element to ensure consistency with the growth and preservation strategies which protect and preserve agricultural lands. Therefore, implementation of the ESGVAP would have a less than significant impact as it relates to resulting in changes to the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No New Impact. The ESGVAP EIR concluded that impacts to Farmland would be less than significant. The Project site is currently developed with an elementary school. The site is not designated as Prime, Unique, or Farmland of Statewide Importance (California Department of Conservation, 2025). Therefore, the proposed Project would not have impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. As such, the Project is consistent with the analysis provided within the ESGVAP EIR, and it would not increase impacts identified within the ESGVAP EIR.

b. Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?

No New Impact. The ESGVAP EIR concluded that there would be no impact. The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments. The Project site does not have a Williamson Act contract and is not located within an Agricultural Resource Area. The Project site is zoned as R-1-6000, which allows for agricultural use (crops only) by right as identified in the County's Development Code Section 22.18.030; however, the zone's intended use is residential. As such, the Project would not conflict with existing zoning for agricultural use or with an Agricultural Resource Area or Williamson Act contract, and no impacts would occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR because it would not increase impacts identified within the ESGVAP EIR.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is currently developed with an elementary school and is located in an urbanized area. The site does not contain forest land and there are no forestland resources in the vicinity of the Project site. It is not designated or zoned as forest land or timberland or used for timberland production. As a result, the Project would not result in impacts on timberland resources. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. As discussed previously, there are no forest or timberland resources on or in the vicinity of the Project site. The proposed Project would not convert forest land to a non-forest use. Therefore, there would be no impacts related to the loss of forest land or the conversion of forest land to non-forest uses. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The site is developed and is not being used for agricultural purposes. The site is not designated or zoned as forest land. The proposed Project would not convert farmland to non-agricultural use or convert forest land to a non-forest use. Therefore, no impacts would occur, and the Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Agricultural/Forestry Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)
None.

ESGVAP EIR Mitigation Measures
None.

III. Air Quality

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☐	☒
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐	☒
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzed impacts related to air quality on pages 4.3-1 to 4.3-61. Future development facilitated by adoption of the ESGVAP would be required to comply with CARB's requirements to minimize short-term emissions from on-road and offroad diesel equipment, including the airborne toxic control measures (ATCM) to limit heavy-duty diesel motor vehicle idling to no more than 5 minutes at any given time, and with South Coast Air Quality Management District's (SCAQMD) regulations such as Rule 403 for controlling fugitive dust and Rule 1113 for controlling volatile organic compound (VOC) emissions from architectural coatings. Furthermore, as applicable to the type of growth, future development facilitated by adoption of the ESGVAP would be required to comply with fleet rules to reduce on-road truck emissions. Compliance with these regulations would be consistent with SCAQMD Air Quality Management Plan (AQMP) requirements for control strategies intended to reduce emissions from construction equipment and activities. Therefore, the ESGVAP EIR concluded construction from buildout of the ESGVAP would be consistent with the AQMP under the first indicator and impacts would be less than significant. While the construction anticipated by future development facilitated by adoption of the ESGVAP will generate construction workers, construction-related jobs generated by the ESGVAP would likely be filled by employees within the construction industry within the greater Los Angeles County region. Therefore, the construction jobs generated by future development facilitated would not conflict with the long-term employment or population projections upon which the AQMP is based and impacts would be less than significant.

Additionally, future development in the ESGVAP would be required to comply with California Air Resource Board (CARB) motor vehicle standards, SCAQMD regulations for stationary sources and architectural coatings, Title 24 energy efficiency standards, and, to the extent applicable to the growth projections in the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which are incorporated into the 2016 AQMP. The ESGVAP outlines strategies for greater integration of uses in different parts of the County and a better connection between employment and residential uses, with more areas designated for residential and mixed-use development. Therefore, the ESGVAP EIR determined the ESGVAP would not conflict with AQMP land use and transportation strategies that are intended to reduce VMT and regional mobile source emissions and would result in a less than significant impact associated with air quality, consistent with the AQMP under the first indicator.

The AQMP is based on population, employment and vehicle miles travelled (VMT) forecasts by the Southern California Association of Governments (SCAG). A project might be in conflict with the AQMP if the development is greater than that anticipated in the local general plan and SCAG's growth projections. Future development in the ESGV Planning Area that is consistent with the ESGVAP would increase vehicle trips and VMT that would result in emissions of ozone precursors and particulate matter. However, individual projects under the proposed would be required to undergo subsequent environmental review and would be required to demonstrate compliance with the AQMP, and compliance with SCAQMD rules and regulations governing air quality. Therefore, the ESGVAP concluded that operation of future development facilitated by adoption of the ESGVAP would not conflict with or obstruct the implementation of the applicable air quality plan. Relevant ESGVAP policies would also contribute to reduction of conflicts with an applicable air quality plan and impacts were determined to be less than significant.

According to the ESGVAP EIR, regional air quality impacts could occur from the use of heavy-duty construction equipment. However, future development facilitated by adoption of the ESGVAP would be required to comply with SCAQMD rules and regulations and to conduct their own applicable CEQA analysis to determine significance based on the individual project specifics. Furthermore, future construction of development would be required to comply with the CARB ATCM, which limits diesel powered equipment and vehicle idling to no more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle regulation, CARB Truck and Bus regulation, and CARB ACT regulation. Additionally, future development would be required to comply with SCAQMD rules and regulations including Rule 403 for the control of fugitive dust and Rule 1113 for the control of VOC emissions from architectural coatings. While mandatory compliance with CARB and SCAQMD rules regulations would reduce emissions, it is possible that some future development projects could be large enough in scale and/or intensity such that construction period emissions could exceed the SCAQMD significance thresholds. Therefore, the ESGVAP EIR concluded project-related construction activities could result in a significant regional air quality impact.

Because the ESGVAP is a planning-level document and no specific projects identified, quantification of operational emissions associated with energy and area sources could not be specifically determined. The ESGVAP EIR qualitatively projected mobile source emissions resulting from operational activities of both existing and future development facilitated and determined the net change in operational mobile source emissions from No Project conditions (2035) compared to ESGVAP buildout of future development facilitated by adoption of the ESGVAP (2035) would not exceed the SCAQMD regional significance thresholds. However, overlapping emissions from the construction and operation of new phased development could occur and it is possible that some future development projects could be large enough in scale and/or intensity such that overlapping emissions from the construction and operation of new phased development could exceed the SCAQMD significance thresholds and result in a significant regional air quality impact. Thus, future development would be required to conduct their own CEQA analysis and would determine significance based on the future individual project specifics. Through each future project's individual environmental review process, potential impacts would be identified and compared against relevant thresholds. Relevant ESGVAP policies would also contribute to reduction of operational emissions, but impacts were determined to be significant and unavoidable.

The ESGVAP EIR concluded that without knowing the exact specifications for future projects that may be facilitated by adoption of the ESGVAP, there is no way to accurately calculate the potential for health impacts from the ESGVAP. Thus, individual future projects facilitated by adoption of the ESGVAP would be required to provide their own environmental analyses to determine health impacts from the construction and operation emissions. Impacts were determined to be significant and unavoidable.

In regard to impacts on sensitive receptors, the ESGVAP determined that future development facilitated by adoption of the ESGVAP would be required to conduct their own CEQA analysis and would determine significance of impacts from construction and operation, based on the individual project's specifics. Because potential new development could occur close to existing sensitive receptors, buildout of the ESGVAP could potentially expose sensitive receptors to substantial pollutant concentrations. Relevant ESGVAP policies would also contribute to reduction of emissions, but impacts were determined to be significant and unavoidable.

According to the ESGVAP EIR, future development facilitated by adoption of the ESGVAP has the potential to result in other emissions (such as those leading to odors) affecting a substantial number of people. Future development would be required to comply with SCAQMD Rule 1113, and SCAQMD Rule 402 (Nuisance), which prohibits the emissions of nuisance air contaminants or odorous compounds. Through adherence with mandatory compliance with SCAQMD Rules and State measures, construction activities and materials would not create objectionable odors. However, even with mandatory compliance with CARB and SCAQMD rules regulations, it is possible that some future development projects could be large in scale and/or intensity such that many pieces of heavy-duty construction equipment and/or heavy-duty trucks may be required and that construction period emissions could exceed the SCAQMD significance thresholds for attainment, maintenance, or unclassified pollutants. Therefore, the ESGVAP EIR concluded that impacts would be significant and unavoidable.

a. Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is located in the South Coast Air Basin (SCAB)and is under the jurisdiction of the SCAQMD. The SCAQMD and the SCAG are responsible for preparing the AQMP, which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources.

For purposes of analyzing consistency with the AQMP, if a proposed project would result in growth that is substantially greater than what was anticipated, then the proposed project would conflict with the AQMP (Consistency Criterion No. 1). While SCAG has updated the RTP/SCS to the Connect SoCal 2024, which provides growth and forecasting estimates for 2019 through 2050, this update was adopted after preparation of the 2022 AQMP. Therefore, the analysis below uses assumptions from the 2020-2045 RTP/SCS for consistency with the most recent AQMP. In addition, the SCAQMD considers a project consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation (Consistency Criterion No. 2).

The proposed 104 single-family residences would result in a population of approximately 283 residents. The SCAG 2020-2045 RTP/SCS population and household growth forecast from 2016 through 2045 for the County's unincorporated area envisions 213,500 additional persons, yielding an approximately 20.4% growth rate. The unincorporated areas of Los Angeles are projected to have a population of 1,258,000 persons and 419,300 housing units by 2045. The proposed Project would generate approximately 283 persons, which represents approximately 0.02 percent of the forecasted population in 2045 and approximately 0.13 percent of the forecasted growth between 2016 and 2045 for the County's unincorporated area. Additionally, the Project is consistent with the existing zoning and General Plan designation for the Project site. Therefore, the proposed increase in housing units and population as a result of the proposed Project is within SCAG's 2020-2045 RTP/SCS growth forecast.

Further, the Project would also be consistent with the updated 2024-2050 SCAG RTP/SCS, which projected to an addition of 405,500 new housing units by 2050, and SCAG growth forecasts estimate an increase of 365,628 persons between 2019 and 2050 in unincorporated areas of Los Angeles County. Therefore, the Project would not induce substantial unplanned population growth and would not exceed the growth assumptions for the site. As such, the Project is consistent with Consistency Criterion 1.

The proposed Project would support AQMP objectives to promote infill/redevelopment and balance jobs and housing for Los Angeles County, and would not conflict with implementation of the AQMP. As a result, the proposed Project would comply with Consistency Criterion No. 1 described above (EPD Solutions, 2025).

As detailed below in Impact 3b and 3c, construction and operation of the proposed Project would not exceed the thresholds of significance. Therefore, the proposed Project would be consistent with Criterion No. 2. Since the Project would be consistent with both Criterion No. 1 and 2, impacts related to consistency with the AQMP would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

No New Impact. The ESGVAP EIR concluded that impacts would be significant and unavoidable. The SCAB is in a non-attainment status for federal ozone standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Evaluation of cumulative air quality impacts of the proposed Project has been completed pursuant to SCAQMD's cumulative air quality impact methodology. The SCAQMD states that if an individual project results in air emissions of criteria pollutants (reactive organic gases [ROG], carbon monoxide [CO], nitrogen oxides [NOx], sulfur dioxide [SOx], particulate matter with a diameter of 10 micrometers or less [PM10], and particulate matter with a diameter of 2.5 micrometers or less [PM2.5]) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. The United States Environmental Protection Agency (EPA) and SCAQMD both use the terms VOC (volatile organic compounds) and ROG interchangeably in their regulatory frameworks and recognize VOC and ROG as equivalent terms within the scope of air quality management. Thus, the analysis below references the pollutant as VOC or ROG interchangeably.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds

Air Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction (lbs/day)	Operations (lbs/day)
NOx	100	55
ROG	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) demolition of the existing structures and removal of the existing infrastructure and pavement, (2) site preparation, (3) grading, (4) building construction, (5) paving, (6) architectural coating, and (7) trenching. The quantity of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM10, and PM2.5 emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling and is included as DP/S AQ-1. In addition, implementation of SCAQMD Rule 1113, which governs the VOC content in architectural coating, paint, thinners, and solvents was accounted for in construction emissions modeling, and is included as DP/S AQ-2. As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds with implementation of DP/S AQ-1 and DP/S AQ-2.

Table AQ-2: Maximum Peak Construction Emissions

Construction Year	Maximum Daily Regional Emissions (pounds/day)					
	ROG	**NO_x**	**CO**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
2027	3.54	32.75	32.06	0.10	12.50	4.14
2028	64.70	10.47	17.63	0.03	1.26	0.53
Maximum Daily Emission (2027-2028)	**64.70**	**32.75**	**32.06**	**0.10**	**12.50**	**4.14**
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

Operational

Implementation of the proposed Project would result in long-term emissions of criteria air pollutants from area sources generated by the proposed residential uses, such as vehicular emissions, landscaping, applications of architectural coatings, and use of consumer products. The emissions from the proposed Project are primarily from vehicle trips. The operational emissions from the Project are provided on Table AQ-3. Detailed operational model outputs are provided in Appendix A. As shown, net emissions from operation of the proposed Project would not exceed the thresholds of significance. Therefore, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the GPU EIR.

Table AQ-3: Summary of Operational Emissions

Operational Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	**NO_x**	**CO**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
Mobile	3.02	2.01	23.71	0.06	5.51	1.42
Area	9.59	0.41	16.23	0.02	1.15	1.13
Energy	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Total Operational Emissions	**12.61**	**2.42**	**39.94**	**0.08**	**6.66**	**2.55**
Existing Operational Emissions	4.24	2.50	29.12	0.06	5.05	1.31
Net Operational Emissions	**8.37**	**(0.08)**	**10.82**	**0.02**	**1.61**	**1.24**
SCAQMD Significance Thresholds	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

c. Expose sensitive receptors to substantial pollutant concentrations?

No New Impact. The ESGVAP EIR concluded that impacts would be significant and unavoidable.

Construction

The daily construction emissions generated onsite by the proposed Project are evaluated against SCAQMD's Localized Significance Thresholds (LSTs) to determine whether the emissions would cause or contribute to adverse localized air quality impacts. The sensitive receptors closest to the Project include residential homes to the north, south, west, and east. The closest sensitive receptor is located at 22 meters (72 feet). The SCAQMD LST Methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters. Therefore, the LSTs for a receptor distance of 25 meters was used to evaluate LST emissions. Table AQ-4 identifies daily localized onsite emissions that are estimated to occur during construction of the proposed Project. As shown in Table AQ-4, emissions during the peak construction activity would not exceed any of the SCAQMD's localized significance thresholds. Therefore, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Table AQ-4: Localized Construction Emission Estimates

Construction Activity	Maximum Daily Localized Emissions (pounds/day)			
	NO_x	**CO**	**PM_{10}**	**$PM_{2.5}$**
2027 (Year 1)				
Demolition	19.90	18.63	12.31	2.48
Site Preparation	31.27	28.72	7.19	4.09
Grading	29.04	29.53	4.15	2.23
Building Construction	10.17	14.04	0.36	0.34
Maximum On-site Emission (2027)	***31.27***	***29.53***	***12.31***	***4.09***
2028 (Year 2)				
Building Construction	9.66	14.04	0.33	0.30
Paving	7.65	9.91	0.26	0.24
Architectural Coating	65.60	1.49	0.02	0.02
Trenching	3.33	4.89	0.10	0.09
Maximum On-site Emission (2028)	***65.60***	***14.04***	***0.33***	***0.30***
Maximum Daily Emissions	**65.60**	**29.53**	**12.31**	**4.09**
SCAQMD Screening Thresholds	190.5	1603.00	12.80	7.50
Threshold Exceeded?	No	No	No	No

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

Construction Health Risk Assessment

A Construction Health Risk Assessment (HRA), included as Appendix D, was prepared to evaluate the potential health impacts to sensitive receptors from the construction of the proposed Project (EPD Solutions, 2025). The HRA focuses on the emissions of Diesel Particulate Matter (DPM) from the operation of the heavy-duty diesel vehicles and off-road construction equipment that would be utilized for the construction of the proposed Project. DPM has been specifically identified by CARB as a carcinogenic substance that is responsible for nearly 70 percent of the airborne cancer risk in California. Since DPM is most routinely emitted, the estimated health risk impacts have been compared to the health risk significance thresholds recommended by the SCAQMD for use in CEQA assessments of 10 persons per million for cancer risk and a health index of 1.0 for non-cancer health risks due to DPM exposure.

Table AQ-5 presents a summary of the cancer risks and chronic non-cancer hazards resulting from the proposed Project's construction DPM emissions along with the SCAQMD health risk significance thresholds. As shown, the maximum cancer risk would be 7.18 in one million, which would not exceed the SCAQMD cancer risk threshold of 10 in one million. The maximum non-cancer health risks would be less than 0.02, which is below the threshold of 1.0. Thus, the Project would have a less than significant impact related to cancer risk and non-cancer health risks. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Table AQ-5: Project Construction Health Risk

Receptor	**Cancer Risk (per million)**		**Exceeds Significance Threshold?**
	Maximum Lifetime Proposed Project Risk	**Significance Threshold**	
Maximum Impacted Sensitive Receptor – Infant to Adult (30 years)	7.18	10	No
Maximum Impacted Sensitive Receptor – Adult	0.21	10	No
Maximum Impacted Worker Receptor	0.01	10	No
Receptor	**Chronic Non-Cancer Hazard Index**		**Exceeds Significance Threshold?**
	Maximum Lifetime Proposed Project Risk	**Significance Threshold**	
Maximum Impacted Sensitive Receptor – Infant to Adult (30 years)	0.02	1.0	No
Maximum Impacted Sensitive Receptor – Adult	0.02	1.0	No
Maximum Impacted Worker Receptor	<0.01	1.0	No

Source: Construction Health Risk Assessment (Appendix D)

Operational

According to the SCAQMD LST methodology, LSTs apply to Project stationary mobile sources. Projects that involve mobile sources that spend long periods queuing and idling at a site, such as transfer facilities or warehousing and distribution buildings, have the potential to exceed the operational localized significance thresholds. The proposed Project would operate 104 residential units, which do not involve vehicles idling or queueing for long periods. Therefore, due to the lack of significant stationary source emissions, impacts related to operational localized significance thresholds would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No New Impact. The ESGVAP EIR concluded that impacts would be significant and unavoidable. The proposed Project does not include heavy industrial, agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding, or other land uses that typically result in emissions associated with odor complaints, based on the SCAQMD CEQA Air Quality Handbook. Potential emissions that may lead to odors during construction activities include equipment exhaust. However, these emissions and any associated odors would be localized and temporary in nature and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. Therefore, the proposed Project would not result in any substantial impacts related to odor. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion

With regards to the issue area of Air Quality, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant by adhering to the Project conditions of approval, which are consistent with the ESGVAP EIR.

Uniformly Applied Development Policies or Standards (DP/S)

DP/S AQ-1: SCAQMD Rule 403. The following measures shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

DP/S AQ-2: SCAQMD Rule 1113. The following measure shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 1113. The Project shall only use "Low-Volatile Organic Compounds (VOC)" paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113.

DP/S AQ-3: SCAQMD Rule 445. The following measure shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 445. Wood burning stoves and fireplaces shall not be included or used in the new development.

ESGVAP EIR Mitigation Measures
None.

IV. Biological Resources

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☐	☒
b. Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	☒
e. Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?	☐	☐	☐	☐	☒

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
f. Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?	☐	☐	☐	☐	☒
g. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzed programmatic impacts from buildout of the ESGVAP related to biological resources on pages 4.4-1 to 4.4-26. According to the ESGVAP EIR, future projects could result in modification of designated critical habitat for coastal California gnatcatcher, removal of habitat for rare plants known to occur in the area such as many-stemmed dudleya, or removal of bat roosting habitat for special-status bats, such as big free-tailed bat (Nyctinomops macrotis). However, future individual projects would undergo site-specific review and CEQA analysis to analyze and mitigate potential significant impacts to candidate, sensitive, or special status species and their habitats. Further, individual projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would be subject to policies included in the General Plan, as well as other local, state, and federal regulations regarding candidate, sensitive, or special status species and the Conservation and Natural Resources Element of the County's General Plan, including the SEA Program. However, buildout of the ESGVAP could result in impacts to various habitat types, which could result in the loss of special-status species; therefore, buildout of the ESGVAP could have significant adverse impacts on special-status species and/or their habitats thus impacts were determined to be significant and unavoidable.

According to the ESGVAP EIR, there is a potential for sensitive natural communities (walnut woodland and forest communities, riversidean alluvial fan sage scrub, and riparian forest and woodland communities) or others that have not been reported or mapped (i.e., non-jurisdictional wetlands) to be affected by the construction of one or more of the projects undertaken to implement the ESGVAP. Thus, future individual projects, to implement goals, policies, strategies and implementation actions proposed in the ESGVAP, would undergo site-specific review and CEQA review to analyze and mitigate potential significant impacts to sensitive natural communities. Further, the individual projects implementing the ESGVAP's goals, policies, strategies, and implementation actions also would be subject to policies included in the General Plan, as well as other local, state, and federal regulations regarding sensitive natural communities. However, the ESGVAP EIR concluded impacts to sensitive natural communities would be significant and unavoidable.

According to the ESGVAP EIR, protected wetlands are present within the ESGVAP. The water bodies and drainages and their associated wetland habitats are protected aquatic resources that, if impacted, may require permits from federal and/or state resources agencies such as the United States Army Corps of Engineers (USACE), Los Angeles Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). Because construction could result in impacts to aquatic habitats, future individual projects, to implement the goals, policies, strategies and implementation actions proposed in the ESGVAP would undergo site-specific review and CEQA analysis to analyze and mitigate potential significant impacts to state and federally protected wetlands and waters. Further, Mitigation Measure BIO-4.4-1 would require identification of state and federally protected wetlands and waters, implementation of avoidance and minimization measures, obtaining necessary permits, and compensatory mitigation for projects that would result in the direct removal, filling, or other alteration of protected aquatic resources. Therefore, impacts would be less than significant with mitigation.

While oak woodlands and other unique native woodlands such as coast live oak riparian forest and California walnut woodland may be found in unincorporated areas of the County, there are no proposed increases in intensity to the zoning or land use intensities within oak woodlands or other unique native woodlands that would result in habitat loss or conversion. As such, the ESGVAP EIR determined there would be no impact to oak woodlands or other unique native woodlands.

The ESGVAP supports two regional wildlife linkages in addition to the SEAs within the ESGVAP that also provide for localized wildlife movement. There are no proposed changes resulting in increases to intensity to the existing zoning or land use intensities within regional wildlife linkages or SEAs. However, future construction could result in impacts to nesting resident and migratory birds. Thus, individual projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would also be consistent with the goals, policies, strategies, and implementation actions included in the General Plan, as well as other local, state, and federal regulations regarding wildlife movement, migratory fish or wildlife species corridors, and native wildlife nursery sites. Additionally, individual projects would be subject to the Migratory Bird Treaty Act, which prohibits taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, except when specifically authorized by the Department of the Interior. Mitigation Measure BIO-4.4-2 would avoid and/or minimize impacts to nesting avian species and active nests, thus the ESGVAP EIR concluded potential impacts would be less than significant with mitigation.

Wildflower Reserve Areas are found, but not limited to, the areas in northern Los Angeles County. There are four SEAs located in the ESGVAP. Oak trees are widely dispersed throughout the County. Coastal Resource Areas can only be found in three areas (Santa Catalina Island, Marina Del Rey, and the Santa Monica Mountain Coastal Zone), none of which are included in the Planning Area. Future individual projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would also be consistent with those identified in the General Plan, as well as other local, state, and federal regulations, for the protection of biological resources. Therefore, the ESGVAP EIR concluded conflicts with local policies or ordinances protecting biological resources would be less than significant.

According to the ESGVAP EIR, there are currently no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved state, regional, or local habitat conservation plans in effect in the East San Gabriel Valley. As such, no impact would occur.

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

No New Impact. The ESGVAP EIR concluded that impacts would be significant and unavoidable. The site is currently developed with an elementary school. However, portions of the Project site contain a grass field with scattered trees and shrubs. As discussed in the ESGVAP EIR, there is potential for modification of designated critical habitat for coastal California gnatcatcher, removal of habitat for rare plants known to occur in the area such as many-stemmed dudleya, or removal of bat roosting habitat for special-status bats, such as big free-tailed bat (*Nyctinomops macrotis*), with redevelopment of the ESGV area. As such, a site-specific General Biological Assessment (GBA) was prepared for the proposed Project by Hernandez Environmental Services in May 2025 (included as Appendix C), which included a field survey, literature review, and records search (Hernandez Environmental Services, 2025). The GBA identified that the site contains some ornamental vegetation. A total of 28 plant species were observed within the Project site, none of which were identified as being special-status species. As such, there would be no impacts to sensitive plant species. In addition, a total of five wildlife species were observed during the field survey, none of which were identified as a special status wildlife species. Due to the nature of the Project site being developed with limited ornamental vegetation, and because no candidate, sensitive, or special status species were identified on the Project site, the proposed Project would not result in a substantial adverse effect on any species identified as a candidate, sensitive, or special status species, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

No New Impact. The ESGVAP EIR concluded that impacts would be significant and unavoidable. The Project site is currently developed with an elementary school with ornamental vegetation and is located within an urban setting dominated by residential development. Because the site and surrounding vicinity is fully urbanized, there is no suitable habitat for sensitive natural communities. As such, the Project would not have a substantial adverse effect on any sensitive natural communities, and impacts would not occur. Therefore, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant with mitigation. As mentioned previously, the site is fully developed with an elementary school. The Project site does not contain any state or federally-protected wetlands. In addition, the Project site does not contain any jurisdictional areas that would be subject to Section 404 of the Clean Water Act, and the proposed Project does not involve any hydrological interruption on any existing water resources. Therefore, the redevelopment of the Project site would not result in impacts to wetlands. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No New Impact. The ESGVAP EIR concluded that impacts would be significant and unavoidable. The Project site does not contain, nor is it adjacent to, any wildlife corridors. The Project site is developed with a school and the surrounding vicinity is developed with roadways and single-family residential uses. The site does not contain established native resident or migratory wildlife corridors and is not used as a native wildlife nursery site. There are no rivers, creeks, or open drainages near the site that could function as a wildlife corridor. Thus, implementation of the Project would not result in new impacts related to wildlife movement or wildlife corridors.

However, as discussed above, the Project site contains ornamental trees on the site that have the potential to provide habitat for nesting migratory birds. To comply with the Migratory Bird Treaty Act, which prohibits taking, killing, possessing, transporting, and importing of migratory birds, parts of migratory birds, and their eggs and nests, ESGVAP EIR Mitigation Measure BIO-4.4-2 would be implemented to avoid and/or minimize impacts to nesting avian species and active nests during construction. ESGVAP EIR Mitigation Measure BIO-4.4-2 requires that construction, ground-disturbing activities, and vegetation removal shall avoid the general avian nesting season of February 15 through September 15. Further, if construction of the proposed Project must occur during the general avian nesting season, a pre-construction nesting bird survey shall be conducted within 7 days prior to the start of construction activities to determine if any active nests or nesting activity is occurring on or within 500 feet of the Project site. With implementation of ESGVAP EIR Mitigation Measure BIO-4.4-2, impacts would be less than significant with mitigation. As such, no new impact to native resident or migratory fish or wildlife species, migratory wildlife corridors, or wildlife nursery sites would occur and the proposed Project is consistent with the findings contained in the ESGVAP EIR. Therefore, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

e. Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?

No New Impact. The ESGVAP EIR concluded that impacts to oak woodlands would not occur.

Oak woodlands are defined by California Department of Fish and Wildlife Code Section 1361.h and by the Los Angeles County Oak Woodlands Conservation Management Plan (OWCMP) Guide as "an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover." Further the OWCMP Guide defines an oak woodland as an oak stand, including its understory, which consists of two or more oak trees of at least five inches in diameter measured at 4.5 feet above mean natural grade, with greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover as early as January 1, 2005, pursuant to Public Resources Code Section 21083.4 (Los Angeles County Oak Woodlands Conservation Management Plan Guide, 2014). The OWCMP Guide also illustrates (in Figures 1-4) how an oak tree's canopy area shall be calculated and how an oak woodland is identified.

As described previously, the Project site is currently developed with an elementary school and contains ornamental vegetation including trees. Therefore, to comply with the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), an Oak Tree Report (Appendix B) was prepared to document any potential oak trees onsite. The Oak Tree Report identified two oak tree species onsite (a Holly Oak and an Englemann Oak) in good to average condition; one oak tree is in the northeast portion of the site and one oak tree is located in the southern portion of the site (Steve F. Andresen Arborist Services, 2025). As such, the trees do not overlap and are considered isolated oak trees; therefore, the oak trees are not defined as an oak woodland, as described and illustrated in Figure 3 of the OWCMP. Therefore, the Project would result in no impacts to the conversion of oak woodlands or other unique native woodlands.

Further, in compliance with the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Project would be required to obtain a tree removal permit before the removal or relocation of any oak trees from the Project site.

However, the Project would not result in any impacts to oak or native woodlands, and the Project is consistent with the analysis provided within the ESGVAP EIR.

f. Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. According to the County General Plan Figure 9.3, the Project site is not located within a SEA or Coastal Resource Area. Additionally, the site is not located within a Wildflower Reserve Area, Specific Plan, or Community Standards District.

As described previously, an Oak Tree Report was prepared for the Project site in compliance with the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174). Two oak tree species were identified onsite (a Holly Oak and an Englemann Oak) in good to average condition. As such, the Project would obtain a tree removal permit from LA County Planning before the removal or relocation of any oak trees from the Project site, consistent with requirements under the Oak Tree Ordinance. Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

g. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

No New Impact. The ESGVAP EIR concluded that no impacts would occur because there are currently no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved state, regional, or local habitat conservation plans in effect in the East San Gabriel Valley. As such, implementation of the proposed Project would have no potential to conflict with a conservation plan. Therefore, the Project would not conflict with any conservation plan, and impacts would not occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion

With regards to the issue area of Biological Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. Feasible mitigation measures contained within the ESGVAP EIR would be applied to the Project. These mitigation measures, detailed below, require pre-construction surveys to ensure compliance with the MBTA.

Uniformly Applied Development Policies or Standards (DP/S)
Compliance with CA Fish and Game Code Section 3513.

ESGVAP EIR Mitigation Measures
BIO-4.4-2: Construction, ground-disturbing activities, and vegetation removal shall avoid the general avian nesting season of February 15 through September 15 (as early as January 1 for some raptors). If construction of future projects that contain or are immediately adjacent to suitable nesting habitat must occur during the general avian nesting season, a pre-construction nesting bird survey shall be conducted by a qualified biologist within 7 days prior to the start of construction activities to determine if any active nests or nesting activity is occurring on or within 500 feet of the project. If no sign of nesting activity is observed, construction may proceed without potential impacts to nesting birds. If an active nest is observed during the preconstruction clearance survey, an adequate buffer shall be established around the active nest depending on sensitivity of the species and proximity to project impact areas. The qualified biologist will implement a minimum buffer of 300-feet for passerines, 500-feet for raptors, and 0.5 mile for special-status species, if feasible. On site construction monitoring may also be required to ensure that no direct or indirect impacts occur to the active nest. Personnel working on a project, including all contractors working on site, should be instructed on the presence of nesting birds, area sensitivity, and adherence to no-disturbance buffers. The buffer shall remain in place until young have fledged as determined by a qualified biologist, or the nest is no longer active.

(Applicable to the proposed Project and will be added as a condition of approval).

V. Cultural Resources

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzed impacts related to cultural resources on pages 4.5-1 to 4.5-48. According to the ESGVAP EIR, buildout of the ESGVAP would not directly demolish or materially alter historic resources. However, future projects in the ESGVAP could involve structural improvements, demolition/alteration of existing structures, and/or ground disturbing activities (for construction of residential, commercial and mixed-use development) that could result in direct or indirect adverse changes to the significance of historical resources. Thus, future projects would be required to comply with existing federal, state, and local regulations that protect historical resources and undergo the County's discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Any project that proposes the demolition, destruction, relocation, or alteration of a building or structure more than 45 years in age or that involves ground disturbing activities could result in a significant impact to historic architectural and/or archaeological resources qualifying as historical resources under CEQA. However, the ESGVAP EIR concluded that implementation of mitigation measures CR-4.5-1 through CR-4.5-6 would reduce potential impacts to less-than-significant levels.

According to the ESGVAP EIR, future projects could involve ground disturbing activities (for construction of residential, commercial and mixed-use development) that could result in direct or indirect adverse changes to the significance of archaeological resources. Future projects would be required to comply with existing federal, State, and local regulations that protect unique archaeological resources and undergo the County's discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Any project that involves ground disturbing activities could result in a significant impact to a unique archaeological resource. However, the ESGVAP EIR concluded that implementation of mitigation measures CR-4.5-2 through CR-4.5-6 would reduce potential impacts to less-than-significant levels.

According to the ESGVAP EIR, future projects could involve ground disturbing activities (for construction of residential, commercial and mixed-use development) that could result in direct or indirect adverse changes to the significance of paleontological resources. Future projects would be required to comply with existing federal, State, and local regulations that protect paleontological resources and undergo the County's discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. It is unlikely that unique geologic features would be impacted by projects facilitated by the ESGVAP. However, the ESGVAP EIR concluded that implementation of mitigation measures CR-4.5-7 through CR-4.5-9 would reduce impacts to a less-than-significant level.

A Sacred Lands File (SLF) search through the Native American Heritage Commission (NAHC) yielded positive results within the unincorporated islands and communities of the Plan Area. Furthermore, human remains associated with the prehistoric and historic periods that are interred outside of a dedicated cemetery are known to occur in the general area of Los Angeles County. Future projects could involve ground disturbing activities (for construction of residential, commercial and mixed-use development) that could disturb human remains. Future projects would be required to comply with existing federal, State, and local regulations that protect human remains and undergo the County's discretionary review process, where applicable, including completion of subsequent project-level planning and environmental review under CEQA. Such projects could nonetheless result in significant impacts to human remains under CEQA, including to human remains interred outside of dedicated cemeteries. However, the ESGVAP EIR concluded that implementation of mitigation measure CR-4.5-10 would reduce impacts to less-than-significant levels.

a. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant with mitigation. CEQA defines a historical resource as something that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by a project's Lead Agency (PRC Section 21084.1 and CEQA Guidelines Section 15064.5[a]).

The California Register defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Consistent with ESGVAP EIR Mitigation Measure CR-4.5-1, a Historic Resources Assessment was prepared for the Project in September 2025 by Duke CRM to assess historic resources (included as Appendix G) (Duke CRM, 2025). Duke CRM's architectural historian identified that the existing Alice M. Ellington elementary school was constructed in 1955 and therefore is of historic age. However, the Alice M. Ellington School is not strongly associated with a significant historic event or individual, does not appear to be an important example of architecture associated with the time, and does not have the potential to yield important historical information that would meet the California Register criteria of a historic resource (Appendix G). As such, the existing school buildings do not meet the criteria for a historic resource as they do not meet the CEQA criteria for a historic resource. Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant with mitigation. Because the site has previously been disturbed, there is reduced potential for the Project to impact archeological resources. The proposed Project would require grading and excavation at up to 5 feet below ground surface. As such, the Project may result in excavation into native soils where undiscovered archaeological resources could exist, including archeological resources that are also tribal cultural resources. Consistent with ESGVAP EIR Mitigation Measure CR-4.5-2, an Archaeological Resources Assessment was prepared for the Project in May 2025 by BFSA Environmental Services (included as Appendix E) (BFSA Environmental Services, 2025a). An archaeological records search was conducted for the proposed Project at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton (CSUF) in May 2025. The SCCIC is the countywide clearing house/repository for all archaeological and cultural studies completed within Los Angeles County. All pertinent data was researched, including previous studies for a one-mile radius surrounding the Project area and the identification of recorded resources within one mile. In addition, the research included review of the current listings (federal, state, and local) for evaluated resources and historic maps. The records search indicated that 2 cultural resources have been recorded within 1-mile of the Project area, neither of which were recorded to be on the Project site (Appendix E). Given the nature of the Project site being developed, there is low potential for archaeological resources to be encountered on the site. However, ESGVAP EIR Mitigation Measures CR-4.5-3, CR-4.5-4, CR-4.5-5, and CR-4.5-6 would be applicable to the Project in the event that archaeological resources or Native American cultural resources are uncovered during ground-disturbing activities. As described under CR 4.5-3, a cultural resources sensitivity training program would be implemented to ensure proper procedures are enacted by construction staff in the event of an inadvertent discovery of archaeological resources or human remains. Further, CR-4.5-4 and CR-4.5-5, specify that construction in the immediate vicinity (within 50 feet) of the discovery shall be halted while the resources are evaluated for significance by an archaeologist and thereafter treated and curated as appropriate. With implementation of ESGVAP EIR Mitigation Measures CR-4.5-2, CR-4.5-3, CR-4.5-4, CR-4.5-5, and CR-4.5-6, the Project would not cause a substantial adverse change in the significance of an archaeological resource, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant with mitigation. The proposed Project would require grading and excavations at up to 5 feet below ground surface. Consistent with ESGVAP EIR Mitigation Measure CR-4.5-7, a Paleontological Resources Assessment was prepared for the Project in May 2025 by BFSA Environmental Services (included as Appendix J) (BFSA Environmental Services, 2025b). The Paleontological Assessment included a review of paleontological literature and fossil locality records for a previous project in the area and a review of the underlying geology. The Project site is underlain by Holocene-aged alluvial-fan deposits that could potentially overlay older paleontologically sensitive Pleistocene alluvial deposits. Holocene-age soils do not typically contain significant fossil deposits, however deeper Pleistocene-age soils have high sensitivity for paleontological resources. There are no known paleontological resources within the site, but there are known paleontological resources nearby from the same sedimentary deposits. Because the site has previously been disturbed and is underlain by Holocene-aged alluvial deposits, there is reduced potential for the Project to impact paleontological resources, therefore monitoring is not warranted. However, ESGVAP EIR Mitigation Measures CR-4.5-8 and CR-4.5-9 are included in the event that paleontological resources are exposed during ground-disturbing activities. As described under CR 4.5-8, a paleontological resources sensitivity training program would be implemented to ensure proper procedures are enacted by construction staff in the event of an inadvertent discovery. Additionally, ESGVAP EIR Mitigation Measure CR-4.5-9 would require construction activities halt in the event of an inadvertent discovery, while resources are evaluated for significance by the paleontologist and curated as appropriate. With implementation of ESGVAP EIR Mitigation Measures CR-4.5-7, CR-4.5-8, and CR-4.5-9, the Project would not directly or indirectly destroy a unique paleontological resource or geologic feature, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Disturb any human remains, including those interred outside of dedicated cemeteries?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant with mitigation. The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate vicinity of the Project site. Nevertheless, should human remains be unearthed during grading and excavation activities associated with Project development, the construction contractor would be required by California law to comply with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, as described in ESGVAP EIR Mitigation Measure CR-4.5-10. If human remains are encountered, then the project proponent or its contractor shall immediately halt work within 50 feet of the discovery and contact the Los Angeles County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the remains' origin and disposition. If the County Coroner determines that the remains are Native American, then the County Coroner will notify the NAHC within 24 hours in accordance with Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98. The NAHC shall then identify the person(s) thought to be the Most likely Descendent (MLD). The MLD may, with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Thereafter, the Project proponent, County, and landowner shall discuss and confer with the MLD on all reasonable options regarding the MLD's preferences for treatment. Until the Project proponent, County, and landowner have conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity and is adequately protected according to generally accepted cultural or archaeological standards or practices, and that further activities take into account the possibility of multiple burials. If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code Section 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

With implementation of ESGVAP EIR Mitigation Measure CR-4.5-10, the Project would not result in significant impacts to human remains, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of cultural/paleontological resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. Feasible mitigation measures contained within the ESGVAP EIR would be applied to the Project. These mitigation measures, detailed below, provide practices for inadvertent discoveries of archaeological and paleontological resources.

Uniformly Applied Development Policies or Standards (DP/S)
Compliance with State Health and Safety Code Section 7050.5.

ESGVAP EIR Mitigation Measures
CR-4.5-1: Historic Resources Assessment. Prior to demolition or alteration of buildings and/or structures or the construction of aboveground infrastructure with potentially significant impacts on historic architectural resources, the project proponent shall retain an architectural historian meeting the minimum professional qualifications standards (PQS) set forth by the Secretary of the Interior (codified in 36 Code of Federal Regulations [CFR] Part 61; 48 Federal Register 44738–44739) (Qualified Architectural Historian) to conduct a historic resources assessment of affected properties. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a review of other pertinent archives and sources; a pedestrian field survey; recordation of all identified historic architectural resources on California Department of Parks and Recreation (DPR) 523 forms; evaluation of resources which may be eligible for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment for each future project facilitated by 2045 CAP measures and actions. If a historic architectural resource is found eligible by the Qualified Architectural Historian, then the Qualified Architectural Historian shall coordinate with the project proponent and County to ensure the project is constructed in conformance with the Secretary of the Interior's Standards. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to historic resources assessments and Secretary of the Interior's Standards plan reviews).

(Applicable to the proposed Project and has been completed as Appendix G to this document).

CR-4.5-2: Archaeological Resources Assessment. Prior to conducting construction activities that would involve ground disturbance, the project proponent shall retain an archaeologist meeting the minimum PQS set forth by the Secretary of the Interior (codified in 36 CFR Part 61; 48 Federal Register 44738–44739) (Qualified Archaeologist) to conduct an archaeological resources assessment. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a Sacred Lands File search at the California Native American Heritage Commission (NAHC); geoarchaeological review including a focused assessment of land use history and any available geotechnical data to assess the potential for subsurface archaeological resources; a pedestrian field survey in instances where ground surface is exposed; recordation of all identified archaeological resources on DPR 523 forms; evaluation of resources affected by the project for eligibility for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment. Resources that do not qualify as historical resources shall be considered by the Qualified Archaeologist for qualification as unique archaeological resources as defined in Public Resources Code Section 21083.2(g). The technical report also shall provide recommendations as to whether additional studies are warranted to further identify or evaluate archaeological resources (i.e., Extended Phase I boundary delineation, Phase II testing and evaluation) and if archaeological monitoring and Native American monitoring of ground disturbing activities is warranted (e.g., in areas where there is a higher potential to encounter buried resources). Prior to the initiation of field work for any Extended Phase I or Phase II investigation, the Qualified Archaeologist shall prepare a work plan outlining the investigation's objectives, goals, and methodology. When developing a work plan for Native American resources, the County shall consult with local Native.

(Applicable to the proposed Project and has been completed as Appendix E to this document).

CR-4.5-3: Construction Worker Cultural Resources Sensitivity Training. For projects with ground disturbing activities that may encounter potentially significant archaeological resources, the Qualified Archaeologist shall implement a cultural resources sensitivity training program. The Qualified Archaeologist, or its designee, shall instruct all construction personnel of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, applicable laws protecting archaeological resources, and confidentiality of discoveries. Native American monitor(s) shall be invited to participate in presenting tribal perspectives as part of the training curriculum. In the event that construction crews are phased, additional trainings shall be conducted for new construction personnel. The project proponent or its contractors shall ensure construction personnel are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

(Applicable to the proposed Project and will be added as a condition of approval).

CR-4.5-4: Archaeological Resources Discoveries. In the event archaeological resources are encountered during construction of a project, the project proponent shall cease all activity within 50 feet of the find shall cease. The discovery shall be evaluated for significance by the Qualified Archaeologist. When assessing significance and developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. If the Qualified Archaeologist determines that the resource is significant (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a] or for unique archaeological resource in Public Resources Code Section 21083.2[g]), the Qualified Archaeologist shall provide a method for avoidance and preservation in place, which shall be the preferred manner of mitigating impacts. If avoidance is infeasible, the Qualified Archaeologist shall develop a Phase III Archaeological Resources Data Recovery and Treatment Plan consistent with Mitigation Measure 4.5-5. The Qualified Archaeologist also shall determine, based on the initial assessment of the discovery, whether the 50-foot buffer may be reduced. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to Extended Phase I, Phase II, and Phase III reports).

(Applicable to the proposed Project and will be added as a condition of approval).

CR-4.5-5: Treatment of Archaeological Resources. If the assessment conducted under Mitigation Measure 4.5-2 or Mitigation Measure 4.5-4 identifies significant archaeological resources (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a] or for unique archaeological resource in Public Resources Code Section 21083.2[g]), then avoidance and preservation in place shall be the preferred manner of mitigating impacts. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. If avoidance and preservation in place of significant archaeological resources is determined by the County to be infeasible, then the Qualified Archaeologist shall prepare a Phase III Archaeological Resources Data Recovery and Treatment Plan. The plan shall include: a detailed research design; justification for data recovery or other treatment methods depending on the nature of the resource's eligibility; excavation methodology; and, reporting and curation requirements. When developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. All Phase III reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center.

(Applicable to the proposed Project and will be added as a condition of approval).

CR-4.5-6: Curation and Disposition of Cultural Materials. Disposition of Native American archaeological materials shall be determined by the County in coordination with local California Native American tribes. Disposition of materials may include curation at an accredited or nonaccredited repository, onsite or offsite reburial, and/or donation to a local tribe or public, nonprofit institution with a research interest in the materials, or local school or historical society in the area for educational purposes. The County shall consider tribal preferences when making a determination of disposition of Native American archaeological materials. Disposition of Native American human remains and associated funerary objects or grave goods (i.e. artifacts associated with human remains) shall be determined by the landowner in consultation with the County and the MLD. .The project proponent shall curate all significant historic-period archaeological material, or portions thereof at the discretion of the Qualified Archaeologist, at a repository accredited by the American Association of Museums that meets the standards outlined in 36 CFR Section 79.9. If no accredited repository accepts the collection, then the project proponent may curate it at a nonaccredited repository as long as it meets the minimum standards set forth in 36 CFR Section 79.9. If neither an accredited nor a nonaccredited repository accepts the collection, then the project proponent may offer the collection to a public, nonprofit institution with a research interest in the materials, or to a local school or historical society in the area for educational purposes.

(Applicable to the proposed Project and will be added as a condition of approval).

CR-4.5-7: Paleontological Resources Assessment and Monitoring. For projects facilitated by the ESGVAP that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology's (SVP 2010) definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities. The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities within units of *Low Sensitivity* or *No Potential*; monitoring of all ground-disturbing activities (with depths specified) in units of *Low to High Significance;* and at all depths within units of *High Significance* unless the Qualified Paleontologist's report identifies previous disturbances or the use of construction methods which do not warrant monitoring; and monitoring at the initiation of excavation in units of *Undetermined Significance.* The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present onsite. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the County.

(Applicable to the proposed Project and has been completed as Appendix J to this document).

CR-4.5-8: Paleontological Resources Sensitivity Training. Prior to the start of ground disturbing activities for projects facilitated by the ESGVAP with potentially significant impacts on paleontological resources, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

(Applicable to the proposed Project and will be added as a condition of approval).

CR-4.5-9: Paleontological Discoveries. If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area determined by the paleontological monitor shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor's discretion, and to reduce any construction delay, the grading/excavation contractor shall assist, where feasible, in removing rock/sediment samples for initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP (2010). Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be filed at the repository. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes.

If construction workers discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure.
Any salvage reports resulting from implementation of this measure shall be filed with the Natural History Museum of Los Angeles County.

(Applicable to the proposed Project and will be added as a condition of approval).

CR- 4.5-10: Human Remains Discoveries. If human remains are encountered, then the project proponent or its contractor shall immediately halt work within 50 feet of the discovery and contact the Los Angeles County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the remains' origin and disposition. If the County Coroner determines that the remains are Native American, then the County Coroner will notify the NAHC within 24 hours in accordance with Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98. The NAHC shall then identify the person(s) thought to be the MLD. The MLD may, with the permission of the land owner, or their authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The project proponent, County, and landowner shall discuss and confer with the MLD on all reasonable options regarding the MLD's preferences for treatment.

Until the project proponent, County, and landowner have conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity and is adequately protected according to generally accepted cultural or archaeological standards or practices (e.g., the NAHC's A Professional Guide for the Preservation and Protection of Native American Human Remains and Associated Grave Goods [NAHC 2022], which reiterates statutory requirements), and that further activities take into account the possibility of multiple burials.

If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code Section 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

(Applicable to the proposed Project and will be added as a condition of approval).

VI. Energy

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies Impact	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzed impacts related to energy on pages 4.6-1 to 4.6-31. According to the ESGVAP EIR, future development would consume energy in the form of electricity on a limited basis for powering lights, electronic equipment, or other construction activities necessitating electrical power and in the form of petroleum-based fuels associated with the use of offroad construction vehicles and equipment, construction workers traveling to and from development sites, and delivery and haul truck trips (e.g., hauling of demolition material to offsite reuse and disposal facilities). Electricity use from construction activities would be short-term, limited to working hours, and only used for necessary construction-related activities. Further there would be no expected natural gas demand generated by construction of future development facilitated by adoption of the ESGVAP and if it is used, it would be in limited amounts and on a temporary basis. Construction of future development facilitated by adoption of the ESGVAP would utilize fuel efficient equipment consistent with State and federal regulations, such as the fuel efficiency regulations in accordance with the new Corporate Average Fuel Economy (CAFE) standards and Advanced Clean Truck Program, which would result in more efficient use of transportation fuels (lower consumption). Construction equipment and vehicles would also be required to comply with anti-idling regulations in accordance with Section 2485 in Title 13 of the California Code of Regulations (CCR), and fuel requirements in accordance with Section 93115 in Title 17 of the CCR. As such, construction of future development facilitated by adoption of the ESGVAP would comply with regulatory measures to reduce the inefficient, wasteful, and unnecessary consumption of energy and this impact would be less than significant.

During operation of existing development and future development facilitated by adoption of the ESGVAP, energy would be consumed for multiple purposes, including, but not limited to, heating, ventilation, and air conditioning; refrigeration; lighting; and the use of electronics, equipment, and appliances. Energy would also be consumed by existing development and future development facilitated by adoption of the ESGVAP during operations related to water usage, solid waste disposal, and vehicle trips. Future development facilitated by adoption of the ESGVAP would comply with the applicable provisions of Title 24 and the CALGreen Code in effect at the time of building permit issuance. Further, implementation of policies in the ESGVAP would reduce the electricity demand from future development facilitated by adoption of the ESGVAP in the County by promoting energy efficiency designs and strategies beyond regulatory requirements and policies for renewable energy. Therefore, operations of future development facilitated by adoption of the ESGVAP would not result in the wasteful, inefficient, and unnecessary consumption of electricity. The ESGVAP EIR thus concluded that impacts would be less than significant.

According to the ESGVAP EIR, implementation of future development facilitated by adoption of the ESGVAP would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency during either construction or operation of future development. Construction equipment would be required to comply with federal, state, and regional requirements where applicable, including compliance with CARB regulations regarding heavy-duty truck idling limits of five minutes per occurrence and location for efficient use of construction-related energy. Thus, construction of future development facilitated by adoption of the ESGVAP would comply with existing energy standards and the ESGVAP EIR concluded the impact would be less than significant.

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant.

Construction
During construction of the proposed Project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to the proposed Project would not result in greater demand for fuel on a per unit-of-development basis than other development projects in southern California. Demolition of the existing buildings and infrastructure that exist onsite would need to be undertaken; however, because much of the demolition materials can be recycled, the demolition needed to implement the proposed Project is not considered to be wasteful. Construction would occur in one phase over a 9-month period and the demand for construction-related electricity and fuels would be limited to that time frame. Also, CCR Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Additionally, construction contractors are required to demonstrate compliance with applicable CARB regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment during the County's construction permitting process. Compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. The Project's construction electricity usage over the 9-month construction period would be consistent with projects of similar sizes and would utilize electricity for needed lighting but would not result in wasteful use. In addition, as shown in Table E-1, construction of the proposed Project is estimated to result in the need for 44,543.1 gallons of diesel fuel.

Table 2 : Total Construction Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	25,340.1	11,923.7
Off-Road Construction Equipment	19,203.0	-
Total	**44,543.1**	**11,923.7**
Countywide Consumptions	3,541,000.0	1,997,217,465.3
Percentage Increase (%)	**1.26%**	**<0.01 %**

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would not use large amounts of energy or fuel in a wasteful, inefficient, or unnecessary manner. Thus, impacts related to construction energy usage would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Operational

Once operational, the proposed Project would generate demand for electricity as well as gasoline for motor vehicle trips. Operational use of energy includes but is not limited to heating/ventilating/air conditioning (HVAC), lighting, appliances, and electronics. This use of energy is typical for residential development, and no operational activities or land uses would occur that would result in extraordinary energy consumption. Further, the proposed Project would not include the use of natural gas. As displayed in Table E-2, operation of the proposed Project is estimated to result in a net increase of 1,446,180.5 kilowatt-hours (kWh) of electricity, and a net increase of 2,259,587.6 gallons of fuel.

Table E-2. Project Net Annual Operational Energy Requirements

Operational Source	Energy Usage	Countywide Energy Consumption	Percentage Increase
Electricity (Kilowatt-Hour)			
Proposed Project	1,446,180.5		
Existing Use	296,869.0		
Net Electricity	1,149,311.5	92,908,000,000.0	0.0012%
Petroleum (Gasoline) Consumption			
Gallons of Gasoline Fuel			
Proposed Project	2,259,587.6		
Existing Use	78,341.4		
Net Petroleum (Gasoline)	2,181,246.2	1,997,217,465.3	0.1092%

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

Additionally, the proposed residential development would be required to meet the current Title 24 energy efficiency standards. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation, and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In addition, the Project site is within an area where existing infrastructure would provide for efficient delivery of electricity to the Project and the Project would not inhibit the development of other alternative energy sources. In complying with the Title 24 standards, impacts to peak energy usage would be minimized, and impacts on statewide and regional energy needs would be reduced. Thus, operation of the proposed Project would not use large amounts of energy or fuel in a wasteful, inefficient, or unnecessary manner, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. The California Energy Commission is responsible for adopting, implementing, and updating building energy efficiency requirements. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency. The proposed Project would thus be required to meet the Title 24 energy efficiency standards, as adopted by Los Angeles County Code Title 31, Chapter 3. As such, the proposed Project would be designed to meet all applicable State building energy efficiency standards as well as to meet the County's energy efficiency standards. Redevelopment of the site would not result in obstruction of opportunities for use of renewable energy and would conversely implement photovoltaic solar panels on the proposed residential units, pursuant to Title 24. Thus, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would not be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Energy, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)
Compliance with California Energy Code, Title 24, Part 6.

ESGVAP EIR Mitigation Measures
None.

VII. Geology and Soils

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☒
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐	☒
f. Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzed impacts related to geology and soils on page 6-8 to 6-9. The ESGVAP EIR does not propose the development of habitable structures that could be directly impacted by known Earthquake Fault Zones (EFZs). However, future projects developed under the ESGVAP's goals, policies, strategies, and implementation actions could develop habitable structures within or adjacent to EFZs. Additionally, the construction of any new structures, and improvements to certain existing structures, in California is subject to the standards and requirements included in the most current version of the California Building Code (CBC) and the County of Los Angeles Building Code (which is derived from the CBC). All new future development within the ESGVAP area would be constructed in accordance with all applicable state and County laws (e.g., Alquist-Priolo Earthquake Fault Zoning Act, CBC, and the County Building Code), which would require project-specific geotechnical review prior to issuance of grading permits. This review would identify and address potential project-specific geotechnical hazards, including fault rupture, seismic ground shaking, seismic related ground failure, landslides, unstable geologic units, and expansive soils.

With regard to soil erosion, new future developments that would disturb one or more acres would be subject to the provisions of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Stormwater Discharge Associated with Construction and Land Disturbance Activities Order 2012-0006-DWQ (Construction General Permit). New future projects that would disturb less than one acre, but are part of a larger common plan of development that in total disturbs one or more acres, would also be regulated under this permit. Future projects that propose to disturb less than one acre would be regulated under the Los Angeles County Municipal Separate Storm Water System (MS4) Permit. Compliance with either the Construction General Permit or MS4 permit would ensure impacts related to soil erosion would be less than significant.

With regard to septic tanks, home and business property owners that want to install or replace an onsite wastewater treatment system (OWTS) must submit an application, along with the required documents listed on the application, in order to go through the OWTS review process. Since this procedure would be required prior to the construction of any and all septic tanks and alternative wastewater disposal systems, all new future projects implementing the ESGVAP's goals, policies, strategies, and implementation actions would be subject to the applicable state and County requirements. Proper soils are essential for the installation and maintenance of septic tanks and alternative wastewater disposal systems; compliance with the applicable state and local requirements would ensure that future project impacts are not significant.

With regard to the Hillside Management Area (HMA) Ordinance, development of future projects implemented under the ESGVAP could occur within HMA-designated areas. If so, the new future development would be regulated under the HMA Ordinance and subject to the Hillside Design Guidelines on a project-specific basis. Requisite compliance with the ordinance would ensure that new future projects implemented under the ESGVAP would not result in a significant impact to hillside areas

a. (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or known fault?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and the site is not located within a seismic hazard zone per the California Geological Survey's (CGS) mapping (Department of Conservation, 2025). The closest fault zone is the Sierra Madre Fault Zone, approximately 1.89 miles north of the site (Department of Conservation, 2025). Thus, impacts related to rupture of a known earthquake fault would not occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

(ii) Strong seismic ground shaking?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is within a seismically active region, with numerous faults capable of producing significant ground motions. However, seismic shaking is a risk throughout southern California, and the Project site is not at greater risk of seismic activity or impacts as compared to other areas within the region. The closest fault zone is the Sierra Madre Fault Zone, approximately 1.89 miles north of the site (Department of Conservation, 2025).

The County of Los Angeles has adopted the CBC as part of the County Code, which regulates all building and construction Projects within the County and implements a minimum standard for building design and construction that includes specific requirements for seismic safety, excavation, foundations, retaining walls and site demolition. Structures built in the County are required to be built in compliance with the CBC. The Project would be required to adhere to the provisions of the CBC as part of the building plan check and development review process. Compliance with the requirements of the CBC for structural safety would reduce hazards from strong seismic ground shaking. Because the proposed Project would be required to be constructed in compliance with the CBC and the County Code, which would be verified through the County's plan check and permitting process, the proposed Project would result in a less than significant impact. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

(iii) Seismic-related ground failure, including liquefaction?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

As described in the Geotechnical Investigation (Appendix F) prepared for the Project, groundwater was not encountered within the maximum explored depth of 26 feet 5 inches below existing grade, and historic high groundwater in the vicinity of the site is estimated to be approximately more than 150 feet below site surface (Associated Soils Engineering, Inc., 2025). Further, the Geotechnical Investigation determined that the potential for seismically-induced liquefaction at the site is negligible. Thus, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

(iv) Landslides?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is not located within or adjacent to a Hillside Management Area (HMA) as specified in Los Angeles County Code, Title 22, Chapter 22.104, which applies to natural slopes steeper than 25 percent. The Project site is relatively flat and according to the Geotechnical Investigation, the potential for earthquake-induced landslides is unlikely (Appendix F). The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No impacts related to landslides would occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Result in substantial soil erosion or the loss of topsoil?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. In its existing conditions, the Project site is developed with an elementary school. The Project would involve the demolition of the existing onsite structures to construct the proposed 104-unit single-family residential development on the Project site. During construction activities, soil would be exposed and there would be an increased potential for soil erosion compared to existing conditions. Additionally, during a storm event, soil erosion could occur at an accelerated rate. The increased erosion potential could result in short-term water quality impacts.

As discussed in further detail in Section 10, Hydrology and Water Quality, the proposed Project would increase the impervious surface area on the Project site compared to existing conditions. This would change the volume of stormwater runoff generated from the Project site. However, since the Project site is relatively flat, soil erosion would be controlled via implementation of standard erosion control practices required by a Stormwater Pollution Prevention Plan (SWPPP) during construction (included as DP/S WQ-1). Once developed, the Project's implementation would not increase the volume of runoff from the Project site because the proposed Project would include landscaped pervious surfaces intended to capture stormwater runoff, as well as new drainage infrastructure designed to accommodate stormwater runoff, which is further described in Section 10, Hydrology and Water Quality. In addition, implementation of the Project requires County approval of a site-specific Low Impact Development Plan (LID), which would ensure that the County Code, RWQCB requirements, and appropriate operational best management practices (BMPs) would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, impacts related to soil erosion or loss of topsoil would not be significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. There is no indication that recent landslides or unstable slope conditions exist on or adjacent to the site and the Project was determined to have negligible landslide and liquefaction potential. Based on the relatively flat topography of the site, lack of a free surface nearby, and minimal seismically-induced liquefaction potential of the site, the Geotechnical Investigation determined lateral spreading on the site is considered unlikely (Appendix F). Thus, impacts related to lateral spreading would be less than significant. Also, as described previously, impacts related to landslides would not occur.

In addition, groundwater was not encountered in any exploratory borings which extended to a maximum depth of about 26 feet and 5 inches below existing grade and historic high groundwater in the vicinity of the site is estimated to be approximately more than 150 feet below site surface (Appendix F). As described previously, the Geotechnical Investigation prepared for the Project site provides CBC seismic structural design criteria that are specific to the onsite soils, including the soils settlement and minor ground subsidence conditions that could occur. The Project includes excavation and recompaction of soils, and development of foundation systems in compliance with the CBC, which would require proper construction of building foundations to reduce impacts related to settlement and subsidence would not occur onsite.

The CBC, as currently adopted in County Code Title 26, requires that a California Certified Engineering Geologist or California-licensed civil engineer provide site-specific engineering data for the proposed structures, which are reviewed by the County for appropriate inclusion as part of the building plan check and development review process. Compliance with the requirements of the CBC and County Code for structural safety would reduce potential impacts to a less than significant level. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Geotechnical Investigation describes that the near surface soil has “very low” expansion potential and soil expansion is not anticipated on the site. Further, on-site soils within the footprint of each new building pad would be required to be over excavated and removed uniformly to a minimum depth of five (5) feet below existing grade, or three (3) feet below the bottom of the lowest footing, whichever is lower, and replaced with properly compacted fill such that the building foundations and slabs are supported on a re-engineered, compacted fill layer (Appendix F). Thus, impacts related to expansive soils would not be significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. Development of the Project would include new private sewer lines onsite that would connect to the existing 8-inch sewer pipeline in Clydebank Avenue and would not use septic tanks or alternative methods for disposal of wastewater into subsurface soils. Therefore, impacts related to septic tanks or alternative wastewater disposal methods would not occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

f. Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project does not have natural slopes greater than 25% and thus is not subject to the HMA ordinance, as specified in Los Angeles County Code Title 22, Chapter 22.104. The Project site is relatively flat and, as such, the Project would not conflict with the HMA Ordinance, and no impact would occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Geology and Soils, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant by adhering to the Project conditions of approval, which are consistent with the ESGVAP EIR.

Uniformly Applied Development Policies or Standards (DP/S)
Compliance with CBC, as adopted in County Code Title 26.

DP/S WQ-1: NPDES/SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the County Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

ESGVAP EIR Mitigation Measures
None.

VIII. Greenhouse Gas Emissions

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐	☒
b. Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzed impacts related to greenhouse gas emissions on pages 4.7-1 to 4.7-78. The ESGVAP is a planning document, the approval of which would not directly result in the development of land uses and would not directly result in greenhouse gas (GHG) emissions; however, future GHG emissions may result from construction and operation of future development. Thus, each future project developed under the ESGVAP would be required to comply with applicable EPA, CARB and SCAQMD emissions standards, rules, and regulations as well as conduct their own applicable CEQA analysis that would determine significance based on the individual project specifics. Furthermore, future development would be required to comply with the CARB Air Toxics Control Measure, CARB In-Use Off-Road Diesel Vehicle regulation, CARB Truck and Bus regulation, the new café standards, and CARB Advanced Clean Car and Advanced Clean Trucks regulations, all of which support the goals of the CARB Climate Change Scoping Plan by requiring construction equipment and vehicle fleet operators to repower or replace higher-emitting equipment with less polluting models as they become developed and commercially available. Mandatory compliance with these rules and regulations would reduce GHG emissions, including fuel combustion emissions of CO2, CH4, and N2O, during future construction activities. In addition, the ESGVAP policies, would contribute to the reduction of potential GHG emissions from operations of future development. Therefore, the ESGVAP EIR concluded impacts from construction and operation would be less than significant.

In regard to impacts related to conflicting with any applicable plan, policy, or regulation, projects within the unincorporated areas would be required to adhere to the following programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies to achieve the statewide GHG reduction goals of AB 32. The ESGVAP EIR concluded that the ESGVAP is consistent with the applicable regulatory plans and policies including the CARB 2022 Scoping Plan, SCAG's 2020–2045 RTP/SCS, and Draft 2045 Climate Action Plan (CAP) to reduce GHG emissions. Future development facilitated by adoption of the ESGVAP would also be required to comply with approved plans, policies, and regulation for reducing GHG emissions. Therefore, the ESGVAP EIR concluded this impact would be less than significant.

a. Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment??

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant.

GHG Thresholds
The analysis methodologies from SCAQMD are used in evaluating potential impacts related to GHG from implementation of the proposed Project.

SCAQMD: SCAQMD does not have approved thresholds; however, SCAQMD has draft thresholds to evaluate whether or not GHG emissions from construction and operation of projects are significant. Further, SCAQMD methodology for project construction emissions is to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the applicable interim GHG significance threshold.

The current interim SCAQMD thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
    - Residential and Commercial land use: 3,000 MTCO2e per year
    - Industrial land use: 10,000 MTCO2e per year
    - Based on land use type: residential: 3,500 MTCO2e per year; commercial: 1,400 MTCO2e per year; or mixed use: 3,000 MTCO2e per year
- Tier 4 has the following options:
    - Option 1: Reduce business as usual (BAU) emissions by a certain percentage; this percentage is currently undefined.
    - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
    - Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 MTCO2e/SP/year for projects and 6.6 MTCO2e/SP/year for plans;

    - Option 3, 2035 target: 3.0 MTCO2e/SP/year for projects and 4.1 MTCO2e/SP/year
- Tier 5 involves mitigation offsets to achieve target significance threshold.

Construction

Construction of the proposed Project is anticipated to occur over approximately 9 months. During construction of the proposed Project, GHGs would be emitted through the operation of construction equipment, as well as emissions from worker and vendor vehicles. The calculations presented below include construction emissions in terms of annual CO_2e GHG emissions from increased energy consumption, water usage, and solid waste disposal, as well as estimated GHG emissions from vehicular traffic that would result from implementation of the proposed Project. Total estimated construction related GHG emissions from construction of the proposed Project were amortized over 30 years and added to the Project's operational emissions per SCAQMD methodology (EPD Solutions, 2025). As shown on Table GHG-1, construction of the Project would result in approximately 405 $MTCO_2e$ per year.

Table GHG-1: Project Construction GHG Emissions (MT/year)

Activity	Annual GHG Emissions ($MTCO_2e$)
2027	260
2028	145
Total Emissions	**405**
Total Emissions Amortized Over 30 Years	14

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

Operational

Operation of the proposed residences would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, area sources (e.g., maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, waste sources (land filling and waste disposal), and water sources (water supply and conveyance, treatment, and distribution). GHG emissions from electricity consumed by the residences would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The CalEEMod modeled operational and total GHG emissions that would be generated from implementation of the proposed Project are shown in Table GHG-2. In accordance with SCAQMD's methodology, the Project's construction-related GHG emissions are amortized over 30 years and added to the operational emissions estimate in order to determine the Project's total annual GHG emissions.

As shown in Table GHG-2, the Project would result in a net increase of 367 $MTCO_2e$ per year, which would not exceed the SCAQMD threshold of 3,000 $MTCO_2e$ per year for all land use types.

Table GHG-2: Operational Greenhouse Gas Emissions (MT/year)

Activity	Annual GHG Emissions ($MTCO_2e$)
Mobile	863
Area	3
Energy	228
Water	14
Waste	25
Refrigeration	<0.01
Total Project Operation Emissions	**1139**
Amortized Construction Emissions	14
Total Project Emissions	**1,152**
Existing Emissions	785
Net New Emissions	**367**
Significance Threshold	3,000

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

Thus, GHG emissions from construction and operation of the proposed Project would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The proposed Project would be consistent with applicable plans adopted for the purpose of reducing the emissions of greenhouse gases, as described below.

Los Angeles County 2045 Climate Action Plan (2045 CAP)

The 2045 CAP is an adopted action plan that builds on the 2020 CAP by setting new targets and goals beyond 2020 for the unincorporated areas of Los Angeles County. The objectives of the 2045 CAP are to (1) provide programs, actions, and performance goals to achieve the climate action policies of the General Plan, (2) identify GHG emission reduction targets tailored to the unincorporated County that closely align with state and County climate goals, (3) provide a road map to reducing GHG emissions to achieve the County's GHG emissions reduction targets, (4) encourage sustainable housing production at all levels of affordability, including increasing housing densities near transit to the extent allowed in the General Plan, and (5) demonstrate a level of GHG emissions below which the County would have less than cumulatively considerable GHG impacts for future environmental review projects and provide CEQA streamlining for development projects (serve as a "qualified CAP") via the 2045 Climate Action Plan CEQA Streamlining Checklist (2045 CAP Checklist).

Projects that incorporate applicable CEQA streamlining requirements, as identified in the 2045 CAP CEQA Checklist, and are consistent with the General Plan can streamline their CEQA analysis of GHG impacts without needing a separate quantitative analysis. However, the Checklist is only required if a project applicant wants to use CEQA streamlining for GHG impacts; it is not required if a project-level environmental analysis of GHG impacts is conducted. Given that a project-specific quantitative analysis was prepared for the Project, whereby impacts were determined to be less than significant, the Project did not prepare a 2045 CAP checklist. While the Project was not required to prepare a 2045 CAP checklist, the Project is subject to incorporating building efficiencies pursuant to applicable energy efficiency standards; compliance with State Building Code provisions such as Title 24 of the CBC; and compliance with applicable SCAQMD rules and regulations during construction and operations of the Project. As such, the Project would not impede achieving statewide GHG emission reduction targets and the Project would not conflict with the 2045 CAP.

CARB 2022 Scoping Plan

Table GHG-3 and Table GHG-4 show the Project's consistency with applicable actions aimed at reducing GHG emissions in the 2022 Scoping Plan. As shown, the Project would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. As such, the Project would be consistent with the 2022 Scoping Plan

Table GHG-3: 2022 Scoping Plan Consistency Summary

Action	Consistency
GHG Emissions Reductions Relative to the SB 32 Target	
40% Below 1990 levels by 2030.	**Consistent.** The Project would comply with Title 24, Part 6 building energy requirements along with other local and State initiatives that aim to achieve the 40 percent below 1990 levels by 2030 goal.
Smart Growth/Vehicle Miles Traveled VMT	
VMT per capita reduced 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045.	**Consistent.** As previously discussed, the Project would be consistent with the growth and land use assumptions in the 2020-2045 RTP/SCS, so the Project would not interfere with the analysis completed for the 2020-2045 RTP/SCS report outlining VMT reduction targets and measures.
Light-Duty Vehicle (LDV) Zero-Emission Vehicles (ZEVs)	
100% of LDV sales are ZEV by 2035.	**Not Applicable.** The proposed Project is a residential development and does not propose the sale of vehicles.

Truck ZEVs	
100% of medium-duty (MDV)/HDC sales are ZEV by 2040 (AB 74 University of California Institute of Transportation Studies [ITS] report).	**Not Applicable.** The proposed Project is a residential development and does not propose the sale of trucks.
Aviation	
20% of aviation fuel demand is met by electricity (batteries) or hydrogen (fuel cells) in 2045. Sustainable aviation fuel meets most or the rest of the aviation fuel demand that has not already transitioned to hydrogen or batteries.	**Not Applicable.** The proposed Project is a residential development and would not utilize aviation fuel.
Ocean-Going Vessels (OGV)	
2020 OGV At-Berth regulation fully implemented, with most OGVs utilizing shore power by 2027. 25% of OGVs utilize hydrogen fuel cell electric technology by 2045.	**Not Applicable.** The proposed Project is a residential development and would not utilize any OGVs.
Port Operations	
100% of cargo handling equipment is zero-emission by 2037. 100% of drayage trucks are zero emission by 2035.	**Not Applicable.** The proposed Project is a residential development and would not impact any operations at any ports.
Freight and Passenger Rail	
100% of passenger and other locomotive sales are ZEV by 2030. 100% of line haul locomotive sales are ZEV by 2035. Line haul and passenger rail rely primarily on hydrogen fuel cell technology, and others primarily utilize electricity.	**Not Applicable.** The proposed Project is a residential development and would not involve any freight or passenger rail operations.
Oil and Gas Extraction	
Reduce oil and gas extraction operations in line with petroleum demand by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve oil and gas extraction operations.
Petroleum Refining	
CCS on majority of operations by 2030, beginning in 2028. Production reduced in line with petroleum demand.	**Not Applicable.** The proposed Project is a residential development and would not involve any petroleum refining.

Electricity Generation	
Sector GHG target of 38 million metric tons of carbon dioxide equivalent ($MMTCO_2e$) in 2030 and 30 $MMTCO_2e$ in 2035. Retail sales load coverage 13420 gigawatts (GW) of offshore wind by 2045. Meet increased demand for electrification without new fossil gas-fired resources.	**Not Applicable.** The proposed Project is a residential development and would not result in substantial amounts of electricity use. Further, the Project would be required to comply with Title 24 building energy requirements and would implement photovoltaic solar panels.
New Residential and Commercial Buildings	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.	**Consistent.** The proposed project would comply with Title 24, Part 6 energy efficiency requirements, including the installation of electrical wiring for all built-in appliances. As a residential development, the project would not use natural gas on-site and would rely entirely on electricity to meet its energy needs.
Existing Residential Buildings	
80% of appliance sales are electric by 2030 and 100% of appliance sales are electric by 2035. Appliances are replaced at end of life such that by 2030 there are 3 million all-electric and electric-ready homes—and by 2035, 7 million homes—as well as contributing to 6 million heat pumps installed statewide by 2030.	**Not Applicable.** The Project site does not contain any existing residential buildings. Conversely, the proposed Project will introduce residential on the site which would be 100% electric.
Existing Commercial Buildings	
80% of appliance sales are electric by 2030, and 100% of appliance sales are electric by 2045. Appliances are replaced at end of life, contributing to 6 million heat pumps installed statewide by 2030.	**Not Applicable.** The Project site does not contain any existing commercial buildings. The proposed Project is a residential development and would not involve commercial appliances.
Food Products	
7.5% of energy demand electrified directly and/or indirectly by 2030; 75% by 2045.	**Not Applicable.** The Project is a residential development and would not involve mass food production.

Construction Equipment	
25% of energy demand electrified by 2030 and 75% electrified by 2045.	**Consistent.** The proposed Project would be required to use construction equipment that is registered by CARB and meet CARB's standards. CARB sets its standards to be in line with the goal of reducing energy demand by 25 percent in 2030 and 75 percent in 2045.
Chemicals and Allied Products; Pulp and Paper	
Electrify 0% of boilers by 2030 and 100% of boilers by 2045. Hydrogen for 25% of process heat by 2035 and 100% by 2045. Electrify 100% of other energy demand by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve the production and/or storage of chemicals and allied products like pulp and paper.
Stone, Clay, Glass, and Cement	
CCS on 40% of operations by 2035 and on all facilities by 2045. Process emissions reduced through alternative materials and CCS.	**Not Applicable.** The proposed Project is a residential development and would not involve the production and/or storage of stone, clay, glass, and/or cement.
Other Industrial Manufacturing	
0 percent energy demand electrified by 2030 and 50% by 2045.	**Not Applicable.** The proposed Project is a residential development and does not include any industrial manufacturing uses.
Combined Heat and Power	
Facilities retire by 2040.	**Not Applicable.** The proposed Project is a residential development and would not involve any existing combined heat and power facilities.
Agriculture Energy Use	
25% energy demand electrified by 2030 and 75% by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve any agricultural uses.
Low Carbon Fuels for Transportation	
Biomass supply is used to produce conventional and advanced biofuels, as well as hydrogen.	**Not Applicable.** The proposed Project is a residential development and would not involve any production of biofuels.

Low Carbon Fuels for Buildings and Industry	
In 2030s, biomethane135 blended in pipeline Renewable hydrogen blended in fossil gas pipeline at 7% energy (~20% by volume), ramping up between 2030 and 2040. In 2030s, dedicated hydrogen pipelines constructed to serve certain industrial clusters	**Not Applicable.** The proposed Project is a residential development and would not involve any production of fuels for buildings and industry.
Non-Combustion Methane Emissions	
Increase landfill and dairy digester methane capture. Some alternative manure management deployed for smaller dairies. Moderate adoption of enteric strategies by 2030. Divert 75% of organic waste from landfills by 2025. Oil and gas fugitive methane emissions reduced 50% by 2030 and further reductions as infrastructure components retire in line with reduced fossil gas demand	**Not Applicable.** The proposed Project is a residential development and would not involve any production of non-combustion methane emissions or organic waste.
High GWP Potential Emissions	
Low GWP refrigerants introduced as building electrification increases, mitigating HFC emissions.	**Not Applicable.** The proposed Project is a residential development and does not propose cold storage uses.

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

Table GHG-4: Local Actions Policies (Appendix D of the 2022 Scoping Plan)

Action	Consistency
VMT Reduction	
Adopt and implement Complete Streets policies and investments, consistent with general plan circulation element requirements.	**Consistent.** The proposed Project would maintain the existing sidewalks along the site's frontages and include sidewalks throughout the site to provide pedestrian circulation within the Project and connections to adjacent off-site areas, enhancing existing conditions and supporting the County's Complete Streets goals.
Increase public access to shared clean mobility options (such as planning for and investing in electric shuttles, bike share, car share, transit).	**Consistent.** The proposed Project site, located at 5034 N Clydebank Avenue, is in a developed urban area with sidewalks along all nearby roadways. The Project would maintain the existing sidewalks and include sidewalks throughout the site to provide pedestrian circulation within the project and connections to adjacent off-site areas. In addition, the nearest bus stop is located at Arrow Highway and Clydebank Avenue East, approximately 1,186 feet (361.6 meters) from the Project site, served by Foothill Transit Route 492, providing access to public transit.
Amend zoning or development codes to enable mixed-use, walkable, and compact infill development (such as increasing allowable density of the neighborhood).	**Consistent.** The Project site is designated Public and Semi-Public (P) and zoned Single-Family Residence (R-1-6000) within the County's General Plan. The R-1-6000 zone allows single-family residential development as the principal permitted use. The proposed Project is a residential development and is consistent with the land use and zoning designations for the site.
Building Decarbonization	
Adopt all-electric new construction reach codes.	**Consistent**. The proposed Project would comply with Title 24 Parts 6 and 11, which includes electric heat pumps installed during construction and electric hookups for all appliances.

Adopt policies and incentive programs to reduce electrical loads from equipment plugged into outlets (such as purchasing Energy Star equipment for municipal buildings, occupancy sensors, smart power strips, equipment controllers, etc.).	**Consistent.** The proposed Project would be constructed in accordance with Title 24 CALGreen requirements, which includes installation of Energy Star equipment and appliances in new buildings.
Facilitate deployment of renewable energy production and distribution and energy storage.	**Consistent.** The proposed Project would be constructed in accordance with the California Energy Code (Title 24 Part 6) to meet all requirements related to solar energy production and the CALGreen Building Energy Efficiency Standards (Title 24 Part 11) to meet efficiency standards.

Source: Air Quality, Energy, and Greenhouse Gas Impact Analysis (Appendix A)

2024-2050 SCAG RTP/SCS

The proposed Project would not interfere with the SCAG's ability to achieve the region's GHG reduction target of 19 percent below 2005 per capita emissions levels by 2035. Furthermore, the proposed Project is not regionally significant per State CEQA Guidelines Section 15206 and as such, it would not conflict with the SCAG RTP/SCS targets since those targets were established and are applicable on a regional level. SCAG's Connect SoCal 2024 policies focus largely on regional transportation and the efficiency of transportation, which are implemented by counties and cities within the SCAG region, as part of the overall planning and maintenance of the regional transportation system.

Overall, the proposed Project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in the 2022 Scoping Plan and would be consistent with applicable State plans and programs designed to reduce GHG emissions, such as SCAG's RTP/SCS. The regulations, plans, and polices adopted for the purpose of reducing GHG emissions that are directly applicable to the Project include the latest Title 24 Energy Efficiency Standards for Residential and Nonresidential Buildings and CALGreen. The Project would be required to comply with the latest Title 24 Standards at the time of building permit issuance.

In addition, as described above, GHG emissions associated with construction and operation of the proposed Project would not exceed the thresholds set by SCAQMD. Therefore, implementation of the proposed Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Greenhouse Gas Emissions, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)
Compliance with California Energy Code, Title 24, Part 6 as adopted in County Code Title 31.

ESGVAP EIR Mitigation Measures
None.

IX. Hazards and Hazardous Materials

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☒
e. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☐	☒
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:					
i) within a high fire hazard area with inadequate access?	☐	☐	☐	☐	☒
ii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☐	☐	☒
iii) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☐	☐	☒
h. Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

Impacts related to Hazards and Hazardous Materials were analyzed in the GPU EIR on pages 4.8-1 through 4.8-8.

Based on the Initial Study prepared for the ESGVAP, the ESGVAP would result in less than significant impacts with respect to criteria a) through e) and criterion g), either directly or as a result of future projects facilitated by the ESGVAP, because the ESGVAP would not: create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials; create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment; emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses; be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment; for a project located within an airport land use plan, or where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the Project area; and expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

According to the ESGVAP EIR, the ESGVAP is proposing amendments to various land use and zoning designations to accomplish the growth and preservation strategies and to ensure consistency between the ESGVAP and the General Plan land use policy map. However, some of the up-zoning implemented by the ESGVAP would be within 1 mile of major transit stops, within a half-mile of high-quality transit corridors, and within a quarter mile of established or new commercial centers that have access to frequent transit services. While the proposed growth would require the expansion of Los Angeles County Fire Department (LACoFD) services, the County has regulations and policies in place that will enable the LACoFD to expand its fire protection and emergency services capacity as new development occurs. Further, the General Plan includes Goals and Policies that will ensure that emergency response and evacuation is not impaired or interfered with by new development. The ESGVAP would not alter policies and regulations or create additional goals, policies and regulations that would impact fire protection and emergency services; therefore, impacts were determined to be less than significant.

a. Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant.

Construction

The proposed construction activities would involve the routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking during construction activities typical of residential construction. In addition, hazardous materials would routinely be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state regulations that are implemented by the County of Los Angeles during building permitting for construction activities. As a result, hazardous material impacts related to construction materials would be less than significant and consistent with the ESGVAP EIR.

Operational

Operation of the proposed Project includes activities related to single-family residential development, which generally uses common hazardous materials, including solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Although the Project would utilize common types of hazardous materials, normal routine use of these products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the Project. Therefore, operational impacts related to routine transport, use, and disposal of hazardous materials during operation of the Project would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant.

Existing Site Conditions

A Phase I Environmental Site Assessment (ESA) was completed for the Project site which determined that no recognized environmental conditions (REC) were found on the property (Group Delta, 2024). However, the Phase I ESA noted that a vaulted transformer was observed in the service yard of the west side of the Admin/Cafeteria Building. The transformer vault was locked and inaccessible at the time of the site's inspection. According to the Phase I, the vault was not labeled indicating Polychlorinated Biphenyls (PCBs) content and no evidence of staining was observed at the vault entrance. Given that the transformer was inaccessible at the time of the site survey, the transformer was not carefully examined for a PCB label (as required for PCB-containing items) or a manufacture date; thus it is unknown whether the transformer contains PCBs. Pursuant to the Code of Federal Regulations (CFR) Title 40, Section 40.761, electrical equipment manufactured before July 2, 1979, and whose PCB concentration is not established should be considered to be PCB-Contaminated. Thus, based on the reported built date of the school (1956), the Phase I conclude that the vaulted transformer at the Site may contain PCBs. The Project applicant would be required to decommission the on-site transformer, which is managed and operated by Southern California Edison (SCE) would need to be decommissioned prior to demolition or construction activities. During the decommissioning process, if PCBs are identified, the Project would be required to comply with PCB disposal requirements detailed in CFR Title 40, Section 40.761.60 (included as DP/S HAZ-1). Project compliance with DP/S HAZ-1 would reduce potential impacts related to PCBs to a less than significant level.

The use of asbestos-containing materials (a known carcinogen) was common in building construction prior to 1978 (the use of asbestos-containing materials in concrete products was common through the 1950s). Asbestos is a carcinogen and is categorized as a hazardous air pollutant by the federal Environmental Protection Agency (EPA). Federal asbestos requirements are found in the Code of Federal Regulations (CFR) Title 40, Part 61, Subpart M, and are enforced in the project area by the SCAQMD. According to the Phase I ESA, asbestos-containing building materials were previously identified in the existing structures on the Project site in a prior report. Asbestos abatement contractors are required to follow State regulations contained in CCR Sections 1529 and 341.6 through 341.14, as implemented by SCAQMD Rule 1403, to ensure that asbestos removed during demolition of the existing buildings is handled appropriately and transported and disposed of, at an appropriate facility. Further, the contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Section 19827.5 of the California Health and Safety Code requires that local agencies not issue demolition permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos (included as DP/S HAZ-2). Project compliance with DP/S HAZ-2 would reduce potential impacts related to asbestos to a less than significant level.

Construction

Accidental Releases. While the routine use, storage, transport, and disposal of hazardous materials in accordance with applicable regulations during construction activities would not pose health risks or result in significant impacts; improper use, storage, transportation and disposal of hazardous materials and wastes could result in accidental spills or releases, posing health risks to workers, the public, and the environment. To avoid an impact related to an accidental release, the use of BMPs during construction would be implemented as part of a SWPPP as required by the National Pollution Discharge Elimination System General Construction Permit (and included as DP/S WQ-1). Implementation of a SWPPP would minimize potential adverse effects to workers, the public, and the environment. Construction contract specifications would include strict on-site handling rules and BMPs that include, but are not limited to:

- Establishing a dedicated area for fuel storage and refueling and construction dewatering activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

Operational

As described previously, operation of the proposed 104 residences includes use of limited hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. Normal routine use of typical residential products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the Project. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is located 0.3-mile from the closest school, which is Gladstone Middle School, located at 1340 North Enid Avenue, Covina, CA 91722. Thus, the proposed Project would not be within one-quarter mile of an existing school. However, the Project site is directly adjacent to, and within a quarter mile, of existing residences.

Construction
As described in the previous responses, Project construction would involve the use and disposal of various hazardous materials. However, all storage, handling, use, and disposal of these materials are regulated by federal and state regulations that are implemented by the County of Los Angeles during construction permitting. While the Project would involve the use and disposal of various hazardous materials, compliance with federal and state regulations would reduce impacts to a less than significant level and impacts would be consistent with the ESGVAP EIR.

Operational
Operation of the proposed Project includes activities related to single-family residential development, which generally uses common hazardous materials, including solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products pursuant to existing regulations would not result in a significant hazard to the environment, sensitive adjacent residences, or school facilities in the vicinity of the Project. Therefore, operational impacts related to nearby schools would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. According to the Phase I ESA, which includes a database search of local, regional, State, and federal databases related to hazardous materials, the Project site was identified in one database (HAZNET). The HAZNET listing is a list of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters that are no longer in current agency list. According to the Phase I ESA, the site had previously disposed of hazardous waste; however, the type of hazardous waste was not specified. However, the site's associated ID is inactive and therefore would not be considered an environmental concern at the Project site. Therefore, the Project would not create a significant hazard to the public or the environment and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

e. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The proposed Project is not within an airport land use plan and is located approximately 6.3 miles to the west of the closest airport or public use airport (San Gabriel Valley Airport). Additionally, the residential development would not be of a sufficient height to require modifications to the existing air traffic patterns at the airport and, therefore, would not affect aviation traffic levels or otherwise result in substantial aviation-related safety risks. Therefore, the proposed Project would not result in impacts to an airport land use plan. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant.

Construction

The proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. As described in the ESGVAP EIR, the County's General Plan Safety Element outlines goals and policies aimed at reducing the potential risk of death, injuries, and economic damage resulting from natural and man-made hazards. Additionally, the County's General Plan Safety Element works in conjunction with the County's Operational Area Emergency Response Plan, which is prepared by County's Chief Executive Office - Office of Emergency Management. The Operational Area Emergency Response Plan addresses both the County's planned response to extraordinary emergency situations impacting unincorporated areas of the County as well as Operational Area (OA) coordination. The Office of Emergency Management also prepares the County's All-Hazard Mitigation Plan, which provides policy guidance for minimizing threats from natural and man-made hazards in Los Angeles County. The All-Hazard Mitigation Plan, which has been approved by the Federal Emergency Management Agency and the California Emergency Management Agency, includes a compilation of known and projected hazards in Los Angeles County and mitigation strategies for reducing risks from hazards. The proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would physically impair or otherwise conflict with either County's Operational Area Emergency Response Plan or the County's All-Hazard Mitigation Plan. During short-term construction activities, the proposed Project is not anticipated to result in any substantial traffic queuing on nearby streets, and all construction equipment would be staged within the Project site. While the installation of driveways and connections to existing infrastructure that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of Aspan Avenue (i.e., hours or a few days), construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (CFC) (Title 24, California Code of Regulations, Part 9). Therefore, impacts related to emergency response and evacuation plans associated with construction of the proposed Project would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Operational

The proposed Project would not result in physical interference with an emergency response evacuation. Further, the proposed Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events. The Project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Code and the Fire Department prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the CFC (Title 24, California Code of Regulations, Part 9) as adopted in County Code Title 32. The proposed Project would provide adequate emergency access to the site via three driveways: two 26-ft driveways on Aspan Avenue and one 26-ft driveway on Clydebank Avenue. Therefore, impacts related to interference with an emergency response plan are considered less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR

g. (i) Located within a high fire hazard area with inadequate access?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is not within an area identified as a fire hazard area that may contain substantial fire risk or is located within a Very High Fire Hazard Severity Zone (CAL Fire, 2025). Furthermore, the Project site would include adequate access, as discussed above in response 9(f). Therefore, impacts related to wildland fires would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

(ii) Located within an area with inadequate water and pressure to meet fire flow standards?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is located within an urban developed area and is not located within an identified fire hazard area and is not an area where residences are intermixed with wildlands. As shown in Figure 12, *Utility Plan*, the Project would install a new 8-inch water main on Aspan Avenue for approximately 700 linear feet that would connect to the existing main at the Clydebank Avenue/Aspan Avenue intersection and at the Tudor Street/Aspan Avenue intersection. Further, the Project would install a fire water line on site which would connect to this new proposed 8-inch water line in Aspan Avenue. Furthermore, the Project is required to comply with Los Angeles County Code Sections 20.16.040 and 20.16.060, which set water flow requirements for residential developments, onsite water lines, and fire hydrants. Therefore, the Project would comply with the water requirements to ensure adequate water and pressure and would not expose people or structures to a significant risk involving fires. Impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

(iii) Located within proximity to land uses that have the potential for dangerous fire hazard?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is not within proximity to land uses that have the potential for a dangerous fire hazard. The area surrounding the Project site includes single-family homes which do not contain excessive amounts of dry brush that pose significant fire risks. The proposed Project consists of residential land uses. This land use would not generate potential impacts related to a dangerous fire hazard and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

h. Does the proposed use constitute a potentially dangerous fire hazard?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The proposed Project would develop residential land uses. None of the uses related to the proposed Project would constitute a potentially dangerous fire hazard and impacts would not occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Hazards and Hazardous Materials, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant by adhering to the project conditions of approval, which are consistent with the ESGVAP EIR.

Uniformly Applied Development Policies or Standards (DP/S)
DP/S HAZ-1: PCB Equipment Removal. Prior to issuance of any grading or demolition permits, the applicant shall work with Southern California Edison (SCE) to decommission the on-site transformer. During the decommissioning process, if the transformer is identified as a PCB-containing item, the Project would be required to comply with PCB disposal requirements detailed in CFR Title 40, Section 40.761.60.

DP/S HAZ-2: SCAQMD Rule 1403. The following measure shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 1403. Requirements for demolition and removal of Asbestos Containing Materials (ACMs) including, but not limited to asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and landfilling requirements for asbestos-containing waste materials (ACWM) shall be implemented prior to the removal of ACMs on the site.

DP/S WQ-1: NPDES/SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the County Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

ESGVAP EIR Mitigation Measures

None.

X. Hydrology and Water Quality

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:					
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☐	☒
ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☐	☐	☒
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐	☒
iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?	☐	☐	☐	☐	☒
d. Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?	☐	☐	☐	☐	☒
e. Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	☐	☐	☐	☐	☒

		Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
f.	Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☐	☐	☐	☒
g.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☐	☒
h.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

Impacts related to Hydrology and Water Quality were analyzed on pages 4.9-1 through 4.9-9 of the ESGVAP EIR. The CBC (also present in the County's Code) regulates any development that requires grading to submit an engineering geology report, which would include information about existing groundwater supplies and potential impacts to groundwater supplies. Therefore, the ESGVAP would be subject to the CBC and would be required to account for its potential groundwater use and implement appropriate water conservation measures (or other mitigating actions) if the potential demand is projected to exceed the available supply. Therefore, the ESGVAP itself would not interfere with groundwater supplies and impacts are less than significant.

Developments in the unincorporated areas of the ESGVAP are mostly limited to redevelopments and reuses of currently developed areas. Thus, the general location of the land use and zoning changes resulted in relatively minor increases in impervious areas. Therefore, impacts on groundwater recharge were determined to be less than significant.

In regard to groundwater management plans, the ESGVAP concluded that goals and policies will promote improved water quality and groundwater sustainability in the ESGVAP area, as well as continued compliance with state and local water quality regulations to ensure that water quality and groundwater sustainability is managed to the maximum extent practicable. A GSP has not been prepared for the San Gabriel Valley groundwater basin. Therefore, the ESGVAP will not substantially degrade water quality or conflict with a GSP, and impacts were determined to be less than significant.

The Initial Study prepared for the ESGVAP EIR determined that the ESGVAP would have a less than significant impact with respect to criterion a) and criteria c) through g), either directly or as a result of future projects facilitated by the ESGVAP, because the ESGVAP would not: violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality; substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces; otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements; conflict with the Los Angeles County Low Impact Development Ordinance (County Code, Title 12, Section 84); use onsite wastewater treatment systems in areas with known geological limitations (e.g., high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course); and in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No New Impact. The GPU EIR concluded that impacts would be less than significant.

Construction
Implementation of the proposed Project includes development involving demolition of the existing structures and pavement, site preparation, construction of new buildings, and infrastructure improvements. Demolition of existing structures, grading, stockpiling of materials, excavation and the import/export of soil and building materials, construction of new structures, and landscaping activities would expose and loosen sediment and building materials, which have the potential to mix with stormwater and urban runoff and degrade surface and receiving water quality.

Pollutants of concern during construction activities generally include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. In addition, chemicals, liquid products, petroleum products (such as paints, solvents, and fuels), and concrete-related waste may be spilled or leaked during construction, which would have the potential to be transported via storm runoff into nearby receiving waters and eventually may affect surface or groundwater quality. During construction activities, excavated soil would be exposed, thereby increasing the potential for soil erosion and sedimentation to occur compared to existing conditions. In addition, during construction, vehicles and equipment are prone to tracking soil and/or spoil from work areas to paved roadways, which is another form of erosion that could affect water quality.

However, the use of BMPs during construction implemented as part of a SWPPP as required by the NPDES General Construction Permit and included as DP/S WQ-1 would serve to ensure that Project impacts related to construction activities resulting in a degradation of water quality would be less than significant. Furthermore, an Erosion and Sediment Transport Control Plan prepared by a qualified SWPPP developer (QSD) is required to be included in the SWPPP for the Project, and typically includes the following types of erosion control methods that are designed to minimize potential pollutants entering stormwater during construction:

- Prompt revegetation of proposed landscaped areas;
- Perimeter gravel bags or silt fences to prevent off-site transport of sediment;
- Storm drain inlet protection (filter fabric gravel bags and straw wattles), with gravel bag check dams within paved roadways;
- Regular sprinkling of exposed soils to control dust during construction and soil binders for forecasted wind storms;
- Specifications for construction waste handling and disposal;
- Contained equipment wash-out and vehicle maintenance areas;
- Erosion control measures including soil binders, hydro mulch, geotextiles, and hydro seeding of disturbed areas ahead of forecasted storms;
- Construction of stabilized construction entry/exits to prevent trucks from tracking sediment on County roadways;

- Construction timing to minimize soil exposure to storm events; and
- Training of subcontractors on general site housekeeping.

Therefore, compliance with the Statewide General Construction Activity Stormwater Permit requirements, included as DP/S WQ-1, which would be verified during the County's construction permitting process, would ensure that Project impacts related to construction activities resulting in a degradation of water quality would not occur, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Operational

The proposed Project would result in operation of residential uses on the site that could generate pollutants such as, suspended solids, nutrients, pesticides, oil and grease, trash and debris. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, new development of the Project would be required to comply with the NPDES permit requirements, which are included in the County Code Title 12, Chapter 80, that would limit the potential for pollutants to discharge from the site.

Pursuant to the existing requirements, construction includes installation of an onsite storm drain system with LID BMPs is proposed. Stormwater runoff would be directed to three underground infiltration chambers proposed beneath the internal drive aisles, located near unit 24, near unit 42, and near the intersection of "A" drive and "B" drive. The proposed Project would also install a detention basin which is proposed at in the southwest portion of the site intended to mitigate any increased peak flow, and to ensure the Project does not exceed the existing condition.

In compliance with the NPDES Permit and Los Angeles County Code, development projects are required to prepare a LID report, included as DP/S WQ-2. The LID report identifies non-structural, structural, and source control and treatment control BMPs to protect surface water quality. The LID report is required to be approved prior to the issuance of a building or grading permit. A Preliminary LID report has been developed (included as Appendix H) per these requirements and it includes various BMPs to be incorporated (United Civil, Inc., 2025). Implementation of the LID report requirements would ensure that the proposed Project would not violate any water quality standards, waste discharge requirements, or otherwise degrade water quality and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. Water to the Project site would be provided by Azusa Light and Water Company (ALWC). The Main San Gabriel Groundwater Basin provides majority of ALWC's water supply. The remaining supply comes from the Canyon Filtration Plant and imported water. As shown on Table HYD-1, the ALWC's Urban Water Management Plan (UWMP) shows that the anticipated production of groundwater would remain steady from 2025 through 2045, and that in 2045 approximately 63.32 percent of supply would be from the Main San Gabriel Groundwater Basin, 26.3 percent from surface water, and 10.4 percent from imported water (Azusa Light and Water, 2021).

Table HYD-1: Projected Water Supplies (acre-feet)

Source	2025	2030	2035	2040	2045
Imported Water	4,000	4,000	4,000	4,000	4,000
San Gabriel Main Groundwater Basin	24,350	24,350	24,350	24,350	24,350
Surface Water (Canyon Filtration Plant)	10,100	10,100	10,100	10,100	10,100
Total	38,450	38,450	38,450	38,450	38,450

Source: 2020 Azusa Light and Water Urban Water Management Plan

As detailed in Section 19, *Utilities and Service Systems*, the supply of water listed in Table HYD-1 would be sufficient during both normal years and multiple dry year conditions to meet all of the service area's estimated needs, including the proposed Project. Therefore, the Project would not result in changes to the projected groundwater pumping that would decrease groundwater supplies. Furthermore, as discussed previously, the Project would include three infiltration chambers and would comply with required LID standards, which would ensure the Project would not significantly decrease groundwater infiltration onsite. As such, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. (i) Result in substantial erosion or siltation on- or off-site?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site does not include, and is not adjacent to, a stream or river, or within a floodplain. Implementation of the Project would not alter the course of a stream or river.

Construction
Construction related to implementation of the proposed Project would expose and loosen building materials and sediment, which has the potential to mix with storm water runoff and result in erosion or siltation off-site. However, as described previously the NPDES Construction General Permit and Los Angeles County Code requires preparation and implementation of a SWPPP by a Qualified SWPPP Developer for the proposed construction activities (included as DP/S WQ-1). The SWPPP is required to address site-specific conditions related to potential sources of sedimentation and erosion and would list the required BMPs that are necessary to reduce or eliminate the potential of erosion or alteration of a drainage pattern during construction activities.

In addition, a Qualified SWPPP Practitioner (QSP) is required to ensure compliance with the SWPPP through regular monitoring and visual inspections during construction activities. The SWPPP would be amended and BMPs revised, as determined necessary through field inspections, in order to protect against substantial soil erosion, the loss of topsoil, or alteration of the drainage pattern. Compliance with the Construction General Permit through a SWPPP (per DP/S WQ-1) would prevent construction-related impacts to potential alteration of a drainage pattern or erosion from development activities. Overall, with implementation of the existing construction regulations that would be verified by the County during the permitting approval process, impacts would not occur related to alteration of an existing drainage pattern during construction that could result in substantial erosion, siltation, and increases in stormwater runoff. As such, impacts would be consistent with those analyzed in the ESGVAP EIR.

Operational
The Project site is currently broken into two drainage areas. Drainage Area 1 consists of the north portion of the site. Runoff surface flows northwesterly onto Clydebank Avenue, then flows southerly along the curb into a catch basin near the junction with East Tudor Street. Drainage Area 2 consists of majority of the site. Runoff surface flows southerly through the existing elementary school buildings and playground to the south end, then westerly onto Clydebank Avenue, which drains into the same catch basin as that of Drainage Area 1. Pursuant to the existing requirements, construction the proposed onsite storm drain system would incorporate LID BMPs. Stormwater runoff would be directed to three underground infiltration chambers proposed beneath the internal drive aisles, located near unit 24, near unit 42, and near the intersection of “A” drive and “B” drive. The proposed Project would also install a detention basin which is proposed at in the southwest portion of the site intended to mitigate any increased peak flow, and to ensure the Project does not exceed the existing condition. Further, the Project would not substantially alter the drainage pattern of the area. Therefore, stormwater runoff from the Project site would be appropriately managed; and additional runoff would not occur that could cause substantial erosion or siltation.

With the implementation of the MS4 permit regulations implemented through the Preliminary LID plan, which would be ensured through the County's permitting approval process, impacts related to alteration of a drainage pattern and erosion/siltation from operational activities would not occur. As such, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?

No New Impact. The GPU EIR concluded that impacts would be less than significant.

Construction
Implementation of the proposed Project would include construction activities that could temporarily alter the existing drainage pattern of the site and could result in flooding on- or off-site if drainage is not properly controlled. However, as described previously, implementation of the proposed construction requires a SWPPP (included as DP/S WQ-1) that would address site specific drainage issues related to construction activities and include BMPs to eliminate the potential of flooding or alteration of a drainage pattern during construction activities. Compliance with the Construction General Permit and a SWPPP (per DP/S WQ-1), as verified by the County through the construction permitting process, would prevent construction-related impacts related to potential alteration of a drainage pattern or flooding on or off-site from development activities.

Operational
As previously described, the Project would install an LID compliant drainage system including a detention basin in the southwest portion of the site, intended to mitigate any increased peak flow, thus the Project site would not substantially increase surface runoff in a manner which could cause flooding on or off-site. With the retention of stormwater runoff and implementation of the MS4 permit regulations implemented through the Preliminary LID plan, which would be ensured through the County's permitting approval process, impacts related to alteration of a drainage pattern and flooding on or off-site would not occur from operational activities. As such, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR

(ii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No New Impact. The GPU EIR concluded that impacts would be less than significant.

Construction
As described in the previous response, construction could temporarily alter the existing drainage pattern of the site and could result in increased runoff and polluted runoff if drainage is not properly controlled. However, as described previously, implementation of construction requires a SWPPP (included as DP/S WQ-1) that would address site specific pollutant and drainage issues related to construction and include BMPs to eliminate the potential of polluted runoff and increased runoff during construction activities. This includes regular monitoring and visual inspections during construction activities. Compliance with the Construction General Permit and SWPPP (per DP/S WQ-1), as verified by the County through the construction permitting process, would prevent construction-related impacts related to increases in runoff and pollution from development activities.

Operational
As previously described, the Project would install an LID compliant drainage system to comply with County Code Title 12, Chapter 84, which requires Low-Impact Development operation BMPs be implemented as a standard condition of the proposed Project, to reduce impacts to water quality during operation. Further stormwater runoff would be directed to three underground infiltration chambers proposed beneath the internal drive aisles, located near unit 24, near unit 42, and near the intersection of “A” drive and “B” drive. The proposed Project would also install a detention basin which is proposed at in the southwest portion of the site intended to mitigate any increased peak flow, and to ensure the Project does not exceed the existing condition. Further, the Project would not substantially alter the drainage pattern of the area. This proposed stormwater system would control stormwater drainage and provide filtration to remove pollutants prior to discharge of runoff that is not infiltrated onsite. Therefore, stormwater runoff from the Project site would not increase with implementation of the proposed Project and would not exceed the capacity of existing or planned stormwater facilities.

In compliance with the NPDES Permit and County Code, the development within the Project site is required to implement a LID, included as DP/S WQ-2, which would be ensured through the County’s permitting process. As part of the permitting approval process, the proposed drainage design and engineering plans would be reviewed by the County’s Engineering Division to ensure that construction specifications adhere to MS4 permit regulations, which would ensure that pollutants are removed prior to discharge. Overall, with compliance to the existing regulations as verified by the County’s permitting process, impacts related to the capacity of the drainage system and polluted runoff would not occur. As such, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR because it would not increase impacts identified within the ESGVAP EIR.

(iii) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. According to the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (Map 06037C1700F), the Project site is located in Zone X, which is an area located outside of the 100-year and 500-year floodplains (Federal Emergency Management Agency, 2025). Therefore, development of the Project would not impede or redirect flood flows, and impacts would not occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. According to the FIRM published by the Federal Emergency Management Agency (Map 06037C1700F), the Project site is located in Zone X, which is an area located outside of the 100-year and 500-year floodplains. Therefore, development of the Project would not place structures in floodplain areas, and impacts would not occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

e. Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Los Angeles County LID ordinance was designed to manage rainfall and stormwater runoff in urban areas through the distribution of small, cost-effective landscape features throughout project sites. Such features include bio-retention/filtration landscape areas, reduced impervious surfaces, and functional landscaping and grading.

Pursuant to Section 22.44.1513 of the County's Code related to Title 12 and Low-Impact Development Standards, construction, and operation BMPs would be implemented as a standard condition of the proposed Project, which would reduce impacts to water quality during construction and operation, including those impacts associated with soil erosion and siltation. The LID standards require that new development (1) mimics undeveloped stormwater runoff rates and volumes in any storm event up to and including the Capital Flood (2) prevents pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a Water Quality Design Storm Event, and (3) minimizes hydromodification impacts to natural drainage systems. Compliance with Section 22.44.1513 of the County's Code would be implemented through the development permitting and plan check process.

Development of the proposed Project would comply with Los Angeles County's LID and would incorporate BMPs that are consistent with LID. Therefore, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

f. Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. No wastewater treatment systems are proposed as part of the Project. The proposed Project would not include an onsite wastewater treatment system. Therefore, no impacts would occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

g. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. As discussed in response 10(c)(iv), the Project site is not within a flood hazard zone, and flooding impacts would not occur.

Tsunamis are tidal waves generally caused by earthquakes, sea floor landslides, rock falls, and exploding volcanic islands. The Project site is approximately 27 miles from the Pacific Ocean shoreline. Based on the inland location of the site, the Project site is not within a tsunami zone. Therefore, impacts related to tsunamis would not occur and impacts would be consistent with those analyzed in the ESGVAP EIR.

A seiche is a wave created in a landlocked body of water (e.g., a lake or a reservoir) from back-and-forth movement of the water resulting from high winds or an earthquake. There are no inland bodies of water close enough to the Project site to pose a flood hazard from a seiche. As such, impacts related to seiche would not occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. As described previously, use of BMPs during construction implemented as part of a SWPPP as required by the NPDES Construction General Permit and DP/S WQ-1 would serve to ensure that construction activities do not result in a degradation of water quality, and impacts would be less than significant. Thus, construction associated with the proposed Project would not conflict or obstruct implementation of a water quality control plan.

Conclusion
With regards to the issue area of Hydrology and Water Quality, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant by adhering to the project conditions of approval, which are consistent with the ESGVAP EIR as described above.

Uniformly Applied Development Policies or Standards (DP/S)
DP/S WQ-1: NPDES/SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the County Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

DP/S WQ-2: LID. Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Low Impact Development Plan (LID) shall be submitted to and approved by the County's Building and Safety Division. The LID shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development Project in order to minimize the adverse effects on receiving waters.

ESGVAP EIR Mitigation Measures
None.

XI. Land Use/Planning

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Physically divide an established community?	☐	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☒
c. Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

Land Use and Planning was analyzed on pages 4.10-1 through 4.10-41 of the ESGVAP EIR. According to the ESGVAP EIR, the ESGVAP Land Use Element is a component of the Los Angeles County General Plan and is guided by the General Plan's Guiding Principles. Further, the ESGVAP is consistent with the General Plan's goals and policies. No inconsistent policies were identified when compared to the Los Angeles County General Plan, nor were any proposed ESGVAP policies found to potentially conflict with the intent of regional plans or preclude the attainment of regional plans' primary goals. Therefore, the ESGVAP was determined to result in a less than significant impact related to the planning and land use criterion addressed in this analysis.

The Initial Study prepared for the ESGVAP EIR determined that the ESGVAP would have a less than significant impact with respect to criteria a) and c), either directly or as a result of future projects facilitated by the ESGVAP, because the Area Plan does not physically divide an established community or conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas.

a. Physically divide an established community?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is currently surrounded by single-family residences to the north, south, east, and west. The proposed Project would replace the existing elementary school with 104 single-family residential uses and would not physically divide an established community. The Project is consistent with the site's land use and zoning designations, as well as consistent with residential land uses in the immediate Project vicinity. In addition, Project implementation would not disturb or alter access to any existing adjacent uses. Therefore, the proposed Project would not result in the physical division of any established community, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The main documents regulating land use for the Project site and immediate vicinity are the County's General Plan and County Code. The proposed Project's relationship to these planning documents is described below.

General Plan
The County's General Plan is the principal land use document guiding development within unincorporated Los Angeles County. The General Plan is a comprehensive plan that establishes goals and policies intended to guide growth and development in the County.

The Project site currently has a General Plan land use designation of Public and Semi-Public, which allows development of single-family residences compatible with the surrounding development, in conjunction with a density bonus. Therefore, with approval of the density bonus, the Project's density of 12.16 du/net acre would be consistent with the site's General Plan designation and compatible with the surrounding residential densities. Therefore, the proposed Project is consistent and compatible with the General Plan.

County Code
Section 22.02.020 of the County's Code discusses the purpose of Title 22, which is the primary implementation tool to give "due and special consideration to the peculiar suitability of each and every such zone herein created for the particular uses enumerated therefore, the area requirements, density of land occupancy, and the necessary, proper, and comprehensive groupings and arrangements of the various industries, businesses, and population of the unincorporated area of the Los Angeles County (County) and in relation with established plans in the incorporated areas of the County in accordance with a well-considered master plan of land use for the development of the entire County, paying particular attention to those areas in said unincorporated area in which more densely populated communities have arisen, giving to such communities urban characteristics" . Title 22 describes and elaborates on permitted land uses and contains more specific information related to allowable building intensities and development standards.

Therefore, the Title 22 regulations must be consistent with the County's General Plan. According to Title 22 of the County's Code, the Project site has a zoning designation of R-1, which requires a minimum lot size of 6,000 SF. As mentioned previously, the Project would be consistent with the development standards size minimums as the Project applicant is requesting approval of a housing permit waiver to reduce the required lot size, average lot width, and yards. As shown in the Project plans incorporated herein, the proposed Project would be consistent with the maximum height requirement and all other additional development standards outlined in Chapter 22.120 of the Los Angeles County Code. Therefore, the proposed Project would comply with the Density Bonus Ordinance program which is permitted administratively in the R-1 zone as set forth in Title 22 of the Los Angeles County Code, and the proposed Project would not conflict with the land use plan, policies, or regulations, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The proposed Project is within an urbanized residential area of unincorporated Los Angeles County. The proposed Project is not located within a Significant Ecological Area and the Hillside Management Areas ordinance does not apply to the site, as mentioned previously. Therefore, the Project would not conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Land Use and Planning, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the ESGVAP EIR.

Uniformly Applied Development Policies or Standards (DP/S)
None.

ESGVAP EIR Mitigation Measures
None.

XII. Mineral Resources

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

The ESGVAP EIR analyzed impacts related to mineral resources on page 6-9. Individual future projects developed under the ESGVAP are anticipated to be located primarily within the urban environment on vacant or underutilized parcels and/or on disturbed areas with existing infrastructure. As a result, future projects could be proposed in an area designated as a Mineral Resource Zone (MRZ) 2. The MRZ-2 designation is for identified areas of a known mineral resource that would be of value to the region and the residents of the State and, as a result, could result in the loss of availability of such resources if developed. However, the Conservation and Natural Resources Element of the General Plan includes goals and policies that are designed to protect significant mineral resources by restricting land uses adjacent to known mineral resources and by regulating the extraction of mineral resources. Additionally, the Surface Mining and Reclamation Act of 1975 (SMARA) regulates surface mining operations to assure that adverse environmental impacts are minimized, and mined lands are reclaimed to a usable condition. Furthermore, for the MRZ-2 areas in the ESGV Planning Area currently not being used for mineral extraction activities, these areas are already developed with residential, commercial, and industrial land uses as well as with parks and schools; therefore, development implemented under the ESGVAP would not interfere with existing mining operations. Considering the General Plan policies, SMARA, and the current developments within MRZ-2 areas, the ESGVAP would not result in the loss of availability of a known mineral resource or locally important mineral resource recovery site.

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. According to the Department of Conservation Mineral Land Classification Map, the Project site is located within Mineral Resource Zone 2 (MRZ-2), therefore, there are potentially mineral resources within onsite soils (California Department of Conservation, 2025). However, the project site has not been historically used for the mining of mineral resources and the current use as a school would not allow for the extraction of mineral resources on the site. In addition, the Project is not proposing new mining operations. Therefore, redevelopment of the Project site would not involve the loss of availability of a known mineral resource and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. As mentioned previously, the Project site is located within MRZ-2. However, the Project site is already developed with an existing elementary school facility and no activities related to the extraction of mineral resources occur onsite.

In addition, the County uses the Mineral Resources (MR) land use designation for areas appropriate for mineral extraction and processing as well as activities related to the drilling for and production of oil and gas. The Project site has a land use designation of Public and Semi-Public (P), which does not allow for mineral resource extraction. While the P land use designation permits alternative uses that are compatible with the surrounding development and community character, the surrounding area is developed with single-family residential. Therefore, mineral resource extraction would not be compatible with the land uses in the surrounding area. Therefore, the proposed Project would not result in impacts to mineral resource recovery sites delineated on a land use plan. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion

With regards to the issue area of Mineral Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the ESGVAP EIR.

Existing Plans, Programs, or Policies
None.

ESGVAP EIR Mitigation Measures
None

XIII. Noise

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☐	☐	☒
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☒
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

Noise impacts were analyzed in detail on pages 4.11-1 through 4.11-46 of the ESGVAP EIR. Construction-related, short-term noise levels would be higher than existing ambient noise levels in the vicinity of each individual project within the Plan Area but would cease once construction is completed. Although construction activities would result in relatively high single-event noise exposure, the effect on longer-term ambient noise levels would be minimal when averaged over longer periods. Therefore, short-term construction-related noise was concluded to be less than significant, and mitigation was not required.

Construction of future projects under the ESGVAP would alter the character of noise generated within each project site and surrounding areas as development progresses. Future development under the proposed ESGVAP would be required to comply, as feasible, with the County Noise Ordinance. In addition, each project would undergo its own CEQA review and determine significance based on project-specific conditions. Projects that exceed applicable noise thresholds would typically result in potentially significant impacts and require mitigation. Therefore, construction noise impacts were considered potentially significant.

If construction activities on individual project sites within the ESGVAP area could expose adjacent residences or other sensitive uses to construction noise levels exceeding the County's thresholds—60 dBA Leq for construction periods of 10 days or more, or 75 dBA Leq for less than 10 days—temporary mitigation measures would be required. Such measures may include restricting equipment use within buffer zones near sensitive receptors and installing temporary noise barriers sufficient to block line-of-sight between construction areas and sensitive receivers. Because construction noise is temporary and would cease upon project completion, Section 12.08.570 of the Los Angeles County Noise Ordinance allows exemptions from the standards in Section 12.08.440 for construction-related events, subject to review by the County's Department of Public Health.

Even with mandatory compliance with the Los Angeles County Noise Ordinance, some future projects could be large in scale or located near sensitive receptors such that construction-period noise levels may exceed significance thresholds. Accordingly, construction noise impacts associated with implementation of the ESGVAP could be significant and unavoidable, even after implementation of mitigation measures NOI-4.11-1 and NOI-4.11-2.

Under the 2035 With Project scenario, the addition of Project-generated traffic to 2035 No Project conditions would result in changes in traffic noise levels ranging from a slight decrease to an increase of less than 1 dBA compared to corresponding baseline levels. These changes would be below the 3 dBA threshold typically considered to represent a potentially significant noise impact. Therefore, traffic noise impacts associated with ESGVAP-generated traffic were concluded to be less than significant, and no mitigation was required.

The total vehicle miles traveled (VMT) per service population would increase by 28 percent compared to existing conditions but would decrease by approximately 1 percent under the 2035 With Project scenario compared to the 2035 No Project scenario. Correspondingly, roadway segment noise levels under the 2035 With Project scenario would be similar to those under the 2035 No Project scenario, with noise level changes of less than 1 dBA. As roadway volumes under the 2035 With Project scenario are not anticipated to double compared to existing conditions, traffic noise impacts were concluded to be less than significant, and no mitigation was required.

Although no specific development is proposed at this time, certain roadway segments within the Plan Area are projected to experience 2035 traffic noise levels of 70 dBA CNEL extending 100 feet or more from the roadway centerline. Future residential development along these roadways—such as 7th Avenue, Amar Road, Arrow Highway, Azusa Avenue, Foothill Boulevard, Grand Avenue, Holt Avenue, and Valley Boulevard—could be exposed to relatively high traffic noise levels. To achieve the 45 dBA CNEL interior noise standard for residential uses, residences located within the 57 dBA CNEL impact zone and with a direct line-of-sight to traffic should incorporate mechanical ventilation (e.g., air conditioning) to allow windows to remain closed. Residences located within the 69 dBA CNEL impact zone should include upgraded building façades (e.g., higher STC-rated windows). With such design considerations, traffic noise impacts on on-site land uses would be less than significant, and no mitigation would be required.
Some future projects facilitated by the ESGVAP could also generate stationary-source noise (e.g., from mechanical equipment or loading operations) that exceeds applicable thresholds, even with compliance with the Los Angeles County Noise Ordinance and General Plan Noise Element Policy N-1.3. Therefore, operational stationary-source noise impacts could be significant and unavoidable, even with implementation of mitigation measures NOI-4.11-1 and NOI-4.11-2.

Adoption of the ESGVAP promoted new construction, though specific project locations were not known at the time of analysis. Because some construction activities could occur near sensitive receptors, construction-related vibration could result in significant impacts depending on equipment type, duration, and proximity to receptors. Vibration was evaluated using RMS or VdB for human annoyance and PPV for structural damage.

Most construction equipment did not exceed 0.12 in/sec PPV at 25 feet, except for pile driving. However, vibration levels could surpass thresholds if equipment operates closer to structures. Consequently, some projects implemented under the ESGVAP could generate vibration or groundborne noise exceeding the Federal Transit Administration (FTA) and Caltrans thresholds, resulting in significant and unavoidable impacts even with implementation of mitigation measure NOI-4.11-3.

Traffic-related vibration from trucks and buses is expected to remain well below Caltrans and FTA damage thresholds (≤0.08 in/sec) and therefore was considered less than significant. Likewise, stationary equipment such as pumps or compressors generated minimal vibration (approximately 0.004 in/sec PPV at 25 feet), and associated operational impacts were also determined to be less than significant and no mitigation was required.

The ESGVAP area is not located near any private airstrips, airport land use plans, or public airports. While Brackett Field Airport and Ontario International Airport are located in the broader region and aircraft may overfly the area, the ESGVAP is outside the 60 dBA CNEL noise contours for both airports. As a result, implementation of the ESGVAP would not expose people in the area to excessive airport-related noise. This impact was determined to be less than significant, and no mitigation was required.

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

No New Impact.
The ESGVAP EIR concluded that impacts would be significant and unavoidable.

Construction
Construction of the Project is anticipated to last 9 months and would involve demolition, site preparation, grading, building construction, paving, architectural coatings, and trenching. These activities would require use of heavy equipment that would increase noise levels in the immediate area. The noise from construction activity would fluctuate depending on the particular type, number, and duration of use of construction equipment. Additionally, noise associated with construction of the Project would be temporary in nature and would cease upon completion of the Project.

Table NOI-1 below lists typical construction equipment noise levels based on a distance of 50 feet between the equipment and a noise receptor. As shown, noise levels generated by heavy construction equipment can range from approximately 55 dBA to 95 dBA when measured at 50 feet**.**

Table NOI-1: Construction Equipment Noise Levels

Equipment Description	Acoustical Use Factor[1] (percent)	Maximum Noise Level (Lmax) at 50 feet[2]
Auger Drill Rig	20	84
Backhoes	40	80
Compactor (ground)	20	80
Compressor	40	80
Cranes	16	85
Dozers	40	85
Dump Trucks	40	84
Excavators	40	85
Flat Bed Trucks	40	84
Forklift	20	85
Front-end Loaders	40	80
Graders	40	85
Impact Pile Drivers	20	95
Jackhammers	20	85
Paver	50	77
Pickup Truck	40	55
Pneumatic Tools	50	85
Pumps	50	77
Rock Drills	20	85
Rollers	20	85
Scrapers	40	85
Tractors	40	84
Trencher	50	80
Welder	40	73

Note: Noise levels reported in this table are rounded to the nearest whole number
1 Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.
2 Maximum noise levels were developed based on Specification 721.560 from the Central Artery/Tunnel program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.
Lmax = maximum instantaneous sound level
Source: Noise and Vibration Impact Analysis (Appendix I)

Section 12.08.440 of the Los Angeles County Code limits construction activities to between 7:00 a.m. and 7:00 p.m., on weekdays and Saturdays and restricts construction activities from occurring on Sundays or holidays. During the allowable times of construction, Section 12.08.440 limits mobile equipment construction noise impacts to 75 dBA and stationary equipment (periods of 10 days or more) construction noise impacts to 60 dBA. Due to the mobile nature of construction equipment during the majority of phases of construction, the mobile equipment standard of 75 dBA Leq would be applicable for the project construction activities.

Additionally, as described above, noise generated from construction activities is temporary in nature and would only occur between the hours of 7:00 a.m. and 7:00 p.m. on weekdays as construction activities are prohibited between 7:00 p.m. and 7:00 a.m. or at anytime on Sundays or holidays, such that the sound creates a noise disturbance across a residential or commercial property line, pursuant to County Code Section 12.08.440.

Construction noise would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings. The construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators.

Table NOI-2 below shows the nearest sensitive uses to the Project site, their distance from the center of construction activities, and composite noise levels expected during construction. As shown in Table NOI-2, it is expected that composite noise levels during construction would reach 75 dBA Leq at the nearest off-site residential uses to the south of the site during daytime hours. These predicted noise levels would only occur when all construction equipment is operating simultaneously and, therefore, are assumed to be conservative in nature. While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the Project area under existing conditions, the noise impacts would no longer occur once Project construction is completed. The composite noise level of 90 dBA at 50 feet assumes all equipment is operating at once on the Project site within approximately 50 feet from one another. As shown on Table NOI-2, construction noise from future buildout of the proposed Project at the nearby receptor locations would range from 72 to 75 dBA Leq, which would be at the maximum 75 dBA Leq mobile equipment construction noise level threshold established by the County for single-family residential uses, respectively. However, the Project would implement ESGVAP EIR Mitigation measure NOI-4.11-2 to reduce project construction noise. ESGVAP EIR Mitigation measure NOI-4.11-2 states that future projects within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a construction noise assessment to Los Angeles County Department of Public Health (DPH) for review and approval prior to issuance of a grading or building permit, which shall include noise-reduction measures, if necessary.

Further, noise-reduction measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans, and building plans) and implemented during construction activities. Potential noise-reduction measures may vary but can include installment of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors; equipping construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other additional engineering controls through Best Available Technologies (BAT); and/or limiting non-essential idling of construction equipment to no more than 5 minutes per hour. As such, the Project applicant would be required to identify and incorporate noise reduction measures into appropriate construction-related plans (e.g., demolition plans, grading plans, and building plans), which would be reviewed by Los Angeles County Department of Public Health (DPH) for approval prior to issuance of a grading or building permit. With implementation of ESGVAP EIR Mitigation measure NOI-4.11-2, impacts would be less than significant with mitigation.

Table NOI-2: Construction Noise Levels at the Nearby Sensitive Receptors

Receptor (Location)	Composite Noise Level at 50 feet[1] (dBA L_{eq})	Distance from Center of Construction Activities (feet)	Composite Noise Level (dBA L_{eq})
Residential (East)	90	280	75
Residential (South)		390	72
Residential (West)		300	75

1The composite construction noise level represents the grading phase which is expected to result in the greatest noise level as compared to other phases.
dBA = average A-weighted decibels; Leq = equivalent continuous sound level
Source: Noise and Vibration Impact Report (Appendix I)

Operational

Traffic Noise. Development of the Project would result in 104 single-family residences, which would generate approximately 103 net daily vehicular trips which would generate an increase of up to 0.5 dBA on the surrounding streets, raising noise levels from 58.0 dBA to 58.5 dBA. However, a noise level increase of less than 3 dBA would not be perceptible to the human ear. Therefore, project-related traffic would have a less than significant impact on off-site sensitive receptors, and no mitigation is required.

Onsite Noise. Once the proposed Project is operational, noise levels generated at the Project site would occur from stationary equipment such as heating, ventilation, and air conditioning (HVAC) units that would be installed for the new development, internal street and driveway vehicle movements, trash removal activity, and activity at outdoor gathering areas. Typical noise levels from onsite operations at 50 feet from the noise source include the following:

- HVAC unit: 54.4 dBA Leq
- Trash enclosure activity: 49.0 dBA Leq
- Parking lot vehicle movements: 33.5 dBA Leq
- Outdoor community recreation activity: 48.7 dBA Leq

Typically, air conditioning units are located away from sensitive receivers and shielded to ensure that noise from operation of the units is minimized. Additionally, the Project would be required to comply with Los Angeles County Code, which would be verified during the County's building and plan check permitting process. Thus, the proposed Project would not generate substantial operational noise onsite and impacts would be less than significant.

As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Generation of excessive groundborne vibration or groundborne noise levels?

No New Impact.
The GPU EIR concluded that impacts would be significant and unavoidable.

Construction
Construction activities would include demolition, excavation, and grading activities, which have the potential to generate low levels of groundborne vibration. People working in close proximity to the construction could be exposed to the generation of excessive groundborne vibration or groundborne noise levels related to construction activities. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Site ground vibrations from construction activities very rarely reach the levels that can damage structures, but they can be perceived in the audible range and be felt in buildings very close to a construction site.

Demolition, excavation, and grading activities are required for implementation of the Project and can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Based on the reference vibration levels provided by the FTA, a large bulldozer represents the peak source of vibration with a reference velocity of 0.089 in/sec PPV at 25 feet.

Section 12.08.570 of the County Code exempts construction activities from the vibration standards, provided construction activities occur between 7:00 a.m. and 7:00 p.m. on weekdays, excluding holidays. Since the County does not provide a quantifiable vibration level for construction activities that occur during allowable times, Caltrans standards have been utilized, which defines the threshold of perception from transient sources that include mobile construction equipment to 0.25 inch per second PPV.

Table NOI-3: Vibration Source Levels for Construction Equipment

Equipment	Reference PPV/Lv at 25 ft	
	PPV (in/sec)	Lv (VdB)[1]
Pile Driver (Impact), Typical	0.644	104
Pile Driver (Sonic), Typical	0.170	93
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large Bulldozer[2]	**0.089**	**87**
Caisson Drilling	0.089	87
Loading Trucks[2]	**0.076**	**86**
Jackhammer	0.035	79
Bulldozer	0.003	58

1 RMS vibration velocity in decibels (VdB) is 1 µin/sec.
2 Equipment shown in bold is expected to be used on site.
µin/sec = microinches per second; ft = foot/feet; in/sec = inch/inches per second; LV = velocity in decibels; PPV = peak particle velocity; VdB = vibration velocity decibels
Source: Noise and Vibration Impact Analysis (Appendix I)

Table NOI-4 shows the summary of vibration annoyance levels due to construction equipment at each of the closest receptors. As shown in Table NOI-4, vibration levels are expected to approach 0.002 in/sec RMS at the closest residential use to the south, which is below the 0.04 in/sec RMS annoyance threshold. Additionally, since other building structures surrounding the Project site are farther away, they would experience further reduced vibration annoyance.

Table NOI-4: Potential Construction Vibration Annoyance Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (VdB) at 25 feet[1]	Distance (feet)[2]	Vibration Level (in/sec RMS)
Residential (East)	0.062	280	0.002
Residential (South)		390	0.001
Residential (West)		300	0.001

1 The reference vibration level is associated with a large bulldozer which is expected to be representative of the heavy equipment used during construction.
2 The reference distance is associated with the average condition, identified by the distance from the center of construction activities to surrounding uses.
Source: Noise and Vibration Impact Analysis (Appendix I)

Table NOI-5 shows the summary of potential construction damage due to construction equipment at each of the closest receptors. Based on the information provided in Table NOI-5, vibration levels are expected to approach 0.106 PPV in/sec at the surrounding structures which would not exceed the 0.5

PPV in/sec damage threshold considered safe for residential structures. Thus, the Project would not result in any vibration damage and impacts would be less than significant.

Table NOI-5: Potential Construction Vibration Damage Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (PPV) at 25 feet[1]	Distance (feet)[2]	Vibration Level (PPV)
Residential (East)	0.076	20	0.106
Residential (East)	0.089	70	0.019
Residential (South)		80	0.016
Residential (West)		75	0.017

1 The reference vibration level is associated with a large bulldozer which is expected to be representative of the heavy equipment used during construction.
2 The reference distance is associated with the peak condition, identified by the distance from the perimeter of construction activities to surrounding structures.
Source: Noise and Vibration Impact Analysis (Appendix I)

Therefore, significant impacts would not occur from construction-related vibration, and impacts would be consistent with those analyzed in and foreseen by the ESGVAP EIR.

Operational

Once operational, the Project would not be a significant source of groundborne vibration. Groundborne vibration levels generated from Project-related traffic on the adjacent roadways are unusual for on road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Based on a reference vibration level of 0.076 in/sec PPV, structures greater than 20 feet from the roadways that contain Project trips would experience vibration levels below the most conservative standard of 0.12 in/sec PPV. Therefore, vibration levels generated from project-related traffic on the adjacent roadways would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The proposed Project is not within an airport land use plan or within the vicinity of a private airstrip. The Project site is approximately 6.4 miles to the east of the closest airport or public use airport (San Gabriel Valley Airport). Due to the distance from the closest airport, the Project would not expose people residing in the Project area to excessive noise levels from aircraft. Therefore, no impacts would occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Noise, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. Feasible mitigation measures contained within the ESGVAP EIR have been incorporated into the project.

Uniformly Applied Development Policies or Standards (DP/S)
None.

ESGVAP EIR Mitigation Measures
MM NOI-4.11-2. Construction Noise. Applicants for future development projects pursuant to implementation of the East San Gabriel Valley Area Plan that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to DPH for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County of Los Angeles Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors.
- Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT).
- Limit non-essential idling of construction equipment to no more than five minutes per hour.

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures that ensures project construction noise compliance with the County of Los Angeles Noise Ordinance standards (i.e., LACC 12.08.440) for development projects within the East San Gabriel Valley Area Plan.

(Applicable to the proposed Project and will be incorporated as a condition of approval).

XIV. Population/Housing

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

Population and housing was analyzed on pages 4.12-1 through 4.12-22 of the ESGVAP EIR. The ESGVAP established higher-density residential zones that allowed for additional housing units and indirect population growth consistent with RHNA allocations and regional planning assumptions. Growth was directed near transit, commercial areas, and community centers, with preservation of open space and industrial areas elsewhere. Population increases were planned and consistent with existing growth projections; therefore, impacts were determined to be less than significant.

The ESGVAP increased housing diversity and density to expand affordable housing options and reduce displacement risks. Growth was focused near transit, commercial areas, and community centers consistent with the County General Plan. The Plan included zoning and policy updates supporting anti-displacement practices such as preserving affordable housing, promoting inclusive development, and engaging local communities. While Los Angeles County has experienced gentrification and displacement pressures, ESGVAP policies and County housing initiatives minimized these risks. The Plan did not directly displace residents or housing, and potential displacement from future projects would be addressed through project-level CEQA review. Displacement impacts were less than significant, and no mitigation was required.

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project would involve the demolition of existing buildings on the Project site and development of 104 single-family residences, drainage and utility infrastructure.

The California Department of Finance (CDOF) data details that the County of Los Angeles had a residential population of 9,876,811 as of January 2025 (California Department of Finance, 2025). Based on the average household size of 2.72 persons per household, the proposed 104 residential units would result in an increase of approximately 283 new residents. According to the ESGVAP EIR, development facilitated by the ESGVAP would result in approximately 81,982 households by 2040 and a population increase of approximately 295,041 persons by 2040. As such, the Project would contribute approximately .013 percent of the anticipated residential units for buildout within the ESGVAP.. Further, the proposed Project would generate approximately 283 persons, which represents approximately .09 percent of the potential population growth forecasted in the ESGVAP EIR. Thus, the proposed increase in housing units and population as a result of the proposed Project is within the growth forecasted in the ESGVAP EIR.

Additionally, the SCAG 2024-2050 RTP/SCS population and household growth forecast from 2019 through 2050 for the County's unincorporated area envisions 365,628 additional persons[1], yielding an approximately 26.3% growth rate (Southern California Association of Governments, 2024). The unincorporated areas of Los Angeles are projected to have a population of 1,390, 828 persons[2] and 405,500 housing units by 2050. The proposed Project would generate approximately 283 persons, which represents approximately 0.02 percent of the forecasted population in 2050 and approximately 0.07 percent of the forecasted growth between 2019 and 2050 for the County's unincorporated area. Thus, the proposed increase in housing units and population as a result of the proposed Project would also be within the most recent SCAG RTP/SCS growth forecast.

Furthermore, the proposed Project is located in an urbanized residential area of unincorporated Los Angeles County that is surrounded by residential uses. As mentioned previously, the Project would install a new 8-inch water main on Aspan Avenue for approximately 700 linear feet that would connect to the existing main at the Clydebank Avenue/Aspan Avenue intersection and at the Tudor Street/Aspan Avenue intersection. All other proposed infrastructure would be onsite and would connect to existing infrastructure within adjacent roadways. Because the Project proposes development in an already built-out neighborhood, it would not indirectly induce population growth through the extension of roads or other infrastructure. In addition, the proposed Project would not create employment opportunities that could induce population growth.

The nominal increase in population resulting from the proposed Project would be within the planned population estimates for the unincorporated area of Los Angeles County. Additionally, the proposed infrastructure improvements included as part of the Project would not facilitate unplanned population growth within the County and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The existing Project site contains an elementary school. Therefore, the proposed Project would not displace a substantial number of existing people. Conversely, the Project would provide housing in the form of 104 residential units, 16 of which would be affordable units. With construction of the additional housing units, replacement housing would not need to be constructed elsewhere. Thus, the Project would not necessitate the construction of replacement housing elsewhere, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Population and Housing, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)
None.

ESGVAP EIR Mitigation Measures
None.

[1] The 2050 population estimate was derived using the methodology presented in Section 4.5 of the SCAG Demographics & Growth Forecast which states that an estimate of the future City-level population based on Connect SoCal's household forecast can be derived using a county-level Population: Housing ratio from TABLE 12 and applying it to the County's future household growth (Southern California Association of Governments, 2024).

XV. Public Services

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Fire protection?	☐	☐	☐	☐	☒
b. Sheriff protection?	☐	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☐	☒
e. Libraries?	☐	☐	☐	☐	☒
f. Other public facilities?	☐	☐	☐	☐	☒

ESGVAP EIR Analysis

Public Services was analyzed on pages 5.13-1 through 4.13-19 of the ESGVAP EIR. The ESGVAP would increase demand for fire protection and emergency services, but existing County policies and the Fire District Developers Fee program ensure adequate facilities, staffing, and resources as development occurs. Consistency with General Plan policies requiring sufficient emergency services and fire protection measures further limits potential impacts. Therefore, impacts on fire protection and emergency services were determined to be less than significant, and no mitigation was required.

Increased population densities may elevate demand for law enforcement services; however, existing policies and funding mechanisms ensure adequate service levels. The LASD would be notified during the review of future development applications to assess and address service needs. Tax revenue generated by new development would support staffing and equipment, maintaining the desired officer-to-resident ratio. Consistency with General Plan policies requiring adequate public services and emergency response resources ensures that impacts on law enforcement services would be less than significant, and no mitigation was required.

The ESGVAP could indirectly increase population consistent with regional growth projections. Although the Plan did not directly create new housing, rezoning could lead to development that increases demand for library services. Los Angeles County's Library Mitigation Fee program requires residential developers to pay fees $967 per dwelling unit in the East San Gabriel Valley to offset impacts on library facilities and maintain service standards. General Plan goals and policies supporting coordinated land use and library planning ensure adequate service levels. Therefore, impacts on library services were less than significant, and no mitigation was required.

a. Fire protection?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. Fire protection and emergency medical services in the County of Los Angeles are provided by the LACoFD from 177 fire stations, 288 engine companies, 112 paramedic units and 34 truck companies. There are currently three County operated fire stations located within 3 miles of the Project site. Station 152, which is located 1.6 roadway miles from the Project site, is the first responding unit. The location of the fire stations near the Project site are provided in Table PS-1. LACoFD created a response time for on-scene services in suburban areas of 8 minutes or less. Station 152 is 1.6 roadway miles from the site, which is 5 minutes way.

Table PS-1: Los Angeles County Fire Stations Near the Project Site

Fire Station	Location	Distance from Site (roadway miles)
Station 152	807 Cypress St, Covina, CA 91722	1.6 mile
Station 48	15546 Arrow Hwy, Irwindale, CA 91706	1.9 miles
Station 154	401 N 2nd Ave, Covina, CA 91723	3.0 miles

Source: Google Maps, 2025

Construction and operation of the proposed Project would increase demands for fire protection and emergency medical services. As described previously, the proposed Project is anticipated to result in 283 residents.

Because the Project site is within 3 miles of six existing fire stations and the Project site is within a developed area that is currently served by these stations, the Project would not result in substantial growth, such that a new fire station would be required. In addition, the Fire Protection District of Los Angeles County Developer Fee Program requires a development impact fee be paid prior to the issuance of a building permit, which provides funding for the acquisition, construction, improvement, and equipping of fire station facilities.

Additionally, the proposed Project would demolish the existing elementary school structures, which were constructed in the 1950s, and would develop new structures pursuant to the most recent California building and fire codes, which would improve the structural fire safety over the existing buildings. California's building/fire codes are published in their entirety every three years and were most recently updated in July 2025. As with all projects within the County, the proposed Project would be required per County permitting to comply with existing regulations within the Los Angeles County Fire Code. The Project would require the installation of various fire protection systems, including sprinkler systems. Therefore, with implementation of the California building and fire codes, and payment of developer fees, impacts related to fire protection services would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR because it would not increase impacts identified within the ESGVAP EIR.

b. Sheriff protection?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Los Angeles County Sheriff Department (LASD) provides law enforcement and protection services in unincorporated Los Angeles County, including the Project area. The Project site would be served by the San Dimas Sheriff's Station, which is located approximately 9.5 roadway miles from the Project site at 270 S Walnut Ave. San Dimas, CA 91773. The San Dimas Sheriff's Station serves the areas of the City of San Dimas, and unincorporated communities of: Covina, Azusa, Glendora, La Verne, Claremont, Azusa Canyon, Mount Baldy, Angeles National Forest (State Route 39).

According to the ESGVAP EIR, LASD has indicated that an officer-to-population ratio of one officer to every 1,000 residents provides the desired level of service for its service area. Further, the LASD employs approximately 18,000 people of which 10,000 are sworn deputies. Based on the officer to population ratio, 10,000 officers would sufficiently serve 10,000,000 people. As described previously, the Project would generate approximately 283 residents and per the California Department of Finance (CDOF) data, the County of Los Angeles had a residential population of 9,876,811 as of January 2025, thus even with the addition of the 283 residents, LASD's desired officer to population ratio would continue to be met. Further, the Project is consistent with the existing General Plan and Zoning designations, therefore it the Project would be consistent with SCAG growth projections. LASD would therefore be able to service the Project and buildout of the Project would not result in the need for any additional officers.

Therefore, the proposed Project would not result in the need for new or physically altered police protection facilities and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR because it would not increase impacts identified within the ESGVAP EIR.

c. Schools?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project site is located within the Azusa Unified School District. The schools that serve the site are listed below:

- Valleydale Elementary School, located at 700 South Lark Ellen Avenue, Azusa, CA 91702, which is located 0.7 roadway miles from the Project site.
- Gladstone Middle School, located at 1340 N Enid Ave, Covina, CA 91722, which is located 0.8 roadway miles from the Project site.
- Sierra High School, located at 1040 East Gladstone Street, CA 91702, which is located 2.7 roadway miles from the Project site.

The City of Azusa General Plan EIR identifies that Azusa Unified School has a student generation factor of 1.08 students per dwelling unit (City of Azusa, 2003). Using this factor, the proposed 104 residences would result in approximately 112 new students that would range in age from elementary through high school.

While development of the new residential units would increase the number of students, this increase would be accommodated by the existing schools that serve the site. In addition, the need for additional school facilities is addressed through compliance with school impact fees. SB 50 (Chapter 407 of Statutes of 1998) sets forth a state school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a Project's impacts on school facilities in excess of fees set forth in the Government Code. These fees are collected by school districts at the time of issuance of building permits for commercial, office, and residential projects. Pursuant to Government Code Section 65995, applicants shall pay developer fees to the appropriate school districts at the time building permits are issued; and payment of the adopted fees provides full and complete mitigation of school impacts. As a result, impacts related to school facilities would be less than significant with the Government Code required fee payments, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Parks?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The proposed open space on the Project site and the facilities provided by the Los Angeles County Department of Parks and Recreation would provide park services to the proposed Project. According to the ESGVAP EIR, there are approximately 225.9 acres of existing local parks and recreation facilities within the unincorporated communities operated by the Department of Parks and Recreation. However, the ESGVAP as a whole, includes a total of 2,113 acres of local park space along with 20,839 acres of regional recreation facilities resulting in an average of 2.1 acres of local parkland per 1,000 residents and an average of 23.3 acres of total parkland (local and regional) per 1,000 residents. The County has a parkland/recreational space standard of 4 acres per 1,000 residents for local parks and 6 acres per 1,000 residents for regional parks. The parks within the ESGVAP area closest to the Project site include the following:

- Valleydale Park, located at 5525 N Lark Ellen Ave, Azusa, CA 91702, approximately 1.0 mile from the Project site.
- Cypress Park, located at 320 W Covina Blvd, Covina, CA 91722, approximately 2.5 miles from the Project site.
- Dalton Park, located at 18867 E Armstead St, Azusa, CA 91702, approximately 3.3 miles from the Project site.

Based on the Project's generation of 283 residents, the Project would result in the demand for 1.13 acres of local parkland. A portion of the Project's park demand would be met onsite with the provision of recreational amenities including one small park with picnic tables located in the southwest corner of the Project site accessible from the proposed drive aisle "A Drive", and a community gathering area with picnic tables, shade shelters, and barbeques in the center of the proposed Project. In addition, the Project would be required to pay parkland fees in compliance with County Code Section 21.28.140. These fees would be used for the maintenance of existing parkland and provision of future parkland within the County. As such, with provision of onsite recreational amenities and payment of parkland fees, the Project would not result in a significant impact related to parks, and impacts would be less than significant.

e. Libraries?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Los Angeles County Public Library system would provide library services to the Project. The County requires fees to offset library impacts. However, because the Project area is already served by library services and the Project would result in a limited incremental increase in the need for additional services, the Project would not result in the need for new or physically altered library facilities. Additionally, the Project would be required to pay library facilities fees as set forth in County Code Section 22.246.060. Payment of these fees would serve to minimize impacts to library services. As such, no significant impacts would occur related to library services, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

f. Other public facilities?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project is not expected to result in significant demand for other public facilities or services, including post offices and public health offices, among others. As such, the Project would not significantly adversely affect other public facilities or services and, therefore, would not require the construction of new or modified public facilities, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Public Services, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)
None.

ESGVAP EIR Mitigation Measures
None.

XVI. Recreation

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐	☒
b. Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐	☒
c. Would the project interfere with regional trail connectivity?	☐	☐	☐	☐	☒

ESGVAP EIR

Recreation was analyzed on pages 4.14-1 through 4.14-25 of the ESGVAP EIR. The park needs levels for communities within the Planning Area range from very low to very high depending on population density, the amount of parkland within the community and percentage of the population within walking distance (0.5 mile) of local parks. Increases in population in areas that currently do not have adequate recreational facilities (high or very high park needs) would have the potential to accelerate deterioration of existing facilities from intensified overuse. The General Plan goal for 4 acres of local parkland and 6 acres of regional parkland per 1,000 residents are met through implementation of the Area Plan policies described above, physical deterioration of existing parks and recreational facilities would not be anticipated.

According to the ESGVAP EIR, the ESGVAP would increase population and potentially create demand for new or expanded parks, recreation facilities, and trails. While such facilities could cause short-term construction impacts, the exact nature and extent of these impacts could not be determined. The ESGVAP and County General Plan include goals and policies that promote green space, walkable communities, and public engagement in park and trail planning, as well as coordination with other agencies. Future projects are required to undergo project-level environmental review under CEQA to address any site-specific impacts. Therefore, it was concluded that implementation of the ESGVAP would not directly result in significant adverse environmental effects related to parks and recreation, and impacts are less than significant.

According to ESGVAP, the ESGVAP may allow future development near regional trails; however, its goals emphasize balanced growth, preservation, and enhanced connectivity through walkable communities and greenways. Growth would primarily occur near transit and commercial areas, avoiding interference with regional trails, which are generally located in open space and along waterways. The ESGVAP and County General Plan include policies promoting preservation of open space and expansion of trail connectivity, as well as protection of natural resources and wildlife movement. Any future projects affecting trails are required to undergo CEQA review to address site-specific impacts. Therefore, the ESGVAP does not interfere with regional trail connectivity, and impacts are less than significant.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. According to the ESGVAP EIR, there is an average of 2.1 acres of local parkland per 1,000 residents and an average of 23.3 acres of total parkland (local and regional) per 1,000 residents. There are 23.3 acres of local and regional recreation parks per 1,000 residents, which is more than the 4 acres per 1,000 residents goal for Los Angeles County.

As discussed in response 15(a) above, Valleydale Park, Cypress Park, and Lee and Dalton Park are 1, 2.5, and 3.3 miles from the Project site, respectively. The Project-related increase in population could incrementally increase the use of existing parks within unincorporated areas of the County. The County's standard for provision of parkland is 4 acres of local parkland per 1,000 residents, and the County Code Section 21.28.140 requires the developer of a residential subdivision to mitigate recreational impacts by dedicating park space, paying an in-lieu fee, or doing a combination of the two. The Project would provide recreational amenities including one small park with picnic tables located in the southwest corner of the Project site accessible from the proposed drive aisle "A Drive", and a community gathering area with picnic tables, shade shelters, and barbeques in the center of the proposed Project. Residents are expected to utilize the onsite open space to a greater degree than offsite facilities due to convenience and proximity. In this way, the Project's provision of open space would reduce the use of area parks by residents. Nevertheless, some Project residents would be expected to utilize other public recreational facilities which could create a limited incremental increase in the use of area parks.

However, the Project would be subject to County Code requirements to provide local park space or pay an in-lieu fee, which would be used for the purpose of acquiring, developing, improving, and expanding open space and parklands. Therefore, due to the limited increase in residents near existing parks and recreational facilities, and compliance with Section 21.24.350 of the County's Code, the Project's contribution to deterioration of parks and recreational facilities would not be significant. Therefore, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project would include development of back yards for each residence and open space area along the street frontages. The potential adverse effects associated with implementation of the proposed Project, include onsite recreational areas, have been considered throughout the analysis of this document. Development of the open space areas would not have any potentially significant effects. The Project would be required to pay parkland fees in compliance with County Code Section 21.28.140 to satisfy its park obligation. Therefore, the Project does not include any recreational facilities that would have an adverse physical effect on the environment, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Would the project interfere with regional trail connectivity??

No New Impact. The proposed Project would not interfere with regional trail connectivity as there are no trails located adjacent to or near the Project site. Therefore, Project impacts related to regional trail connectivity would not occur, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR because it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Recreation, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Existing Plans, Programs, or Policies
None.

ESGVAP EIR Mitigation Measures
None.

XVII. Transportation

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☐	☒
c. Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☐	☒

ESGVAP EIR

The ESGVAP EIR analyzed transportation of pages 4.15-1 through 4.15-38. The ESGVAP EIR states that the ESGVAP includes a Mobility Action Plan (MAP) that promotes sustainable, equitable, and safe transportation through policies supporting walking, biking, and transit use. The MAP aims to improve connectivity, reduce traffic congestion and emissions, and enhance pedestrian and cyclist safety. It identifies 72 corridors for active transportation improvements and 12 for potential complete and green street upgrades, consistent with regional and state transportation plans. Growth under the ESGVAP would be concentrated near major transit stops and commercial centers, aligning with SCAG's Connect SoCal and the County General Plan to reduce car dependency and encourage active transportation. While localized roadway impacts are required to be assessed at the project level, the ESGVAP is consistent with all applicable transportation plans and impacts were determined to be less than significant.

With respect to Vehicle Miles Traveled (VMT), the ESGVAP EIR determined the ESGVAP would generate 39.3 daily VMT per service population resulting in a potentially significant VMT impact. While the ESGVAP includes policies and mitigation measures (TR-4.15-1 and TR-4.15-2) to promote transit use, implement Transportation Demand Management (TDM) strategies, and coordinate regional mobility investments, the suburban nature of the Planning Area limits the effectiveness of these measures. Even with all feasible TDM and land use strategies, the required 35% VMT reduction would not be achieved. Therefore, despite implementation of policies and mitigation, the ESGVAP determined the impact on VMT per service population was significant and unavoidable.

The MAP includes policies to enhance safety for vehicles, pedestrians, and bicyclists by prioritizing improvements in areas with high collision rates identified in the County's VisionZero Plan. The MAP promotes safe street design, active transportation connections, and protection for vulnerable users such as youth and seniors. Future roadway projects will adhere to County standards and state design guidelines. Project-specific designs will be reviewed to prevent hazards from roadway features or incompatible uses. Therefore, the ESGVAP EIR concluded implementation of the ESGVAP would not create transportation safety hazards, and impacts would be less than significant.

According to the ESGVAP, emergency access under the ESGVAP will be reviewed for each future development project. The Plan includes policies requiring all new development to maintain adequate emergency access, ensure connection to public roads for safety and evacuation, and prohibit development in areas lacking sufficient access. These measures ensure emergency access needs are incorporated into future transportation planning. Therefore, impacts related to emergency access were concluded to be less than significant.

a. Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The proposed Project involves the construction of 104 single-family units. The primary patrons of the proposed residential development would be residents and their visitors. Vehicular access to the Project site would be provided via three driveways: two 26-ft driveways on Aspan Avenue and one 26-ft driveway on Clydebank Avenue. All three proposed driveways would connect to internal drive aisles to provide access to all 104 proposed residences. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project area. In addition, final design plans would be subject to review and approval by the County's Public Works Department prior to the issuance of building permits. As such, the proposed Project would not introduce any new roadways or land uses that would interfere with adopted plans, programs, ordinances, or policies regarding roadway facilities.

While the Project would involve offsite improvements consisting of a water line extension along Aspan Avenue, the Project would not remove existing bicycle lanes or result in any identified impacts to bicycle routes as no bicycle lanes are located on the adjacent roadways. Additionally, the sidewalks on adjacent roadways would remain and therefore, the Project would not conflict with pedestrian facilities. Overall, Project impacts to transit, bicycle, and pedestrian facilities would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

No New Impact. The ESGVAP EIR concluded that impacts would be significant and unavoidable. Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. SB 743 specified that the new criteria should promote the reduction of GHGs, the development of multimodal transportation networks, and a diversity of land uses. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019, and states that the provisions of the section shall apply statewide beginning on July 1, 2020. CEQA Guidelines Section 15064.3 – Determining the Significance of Transportation Impacts states that VMT is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT.

The County of Los Angeles County of Los Angeles TIA Guidelines, *Section 3.1.2 – Screening Criteria*, provides VMT screening thresholds to identify projects that would be considered to have a less-than significant impact on VMT and therefore could be screened from further analysis. If a project meets one of the following criteria, then the VMT impact of the proposed Project would be considered less-than significant and no further analysis of VMT would be required:

1. **Non-Retail Project Trip Generation Screening Criteria:** As outlined in the *County of Los Angeles TIA Guidelines, Section 3.1.2.1*, if the development project does not generate a net increase of 110 or more daily passenger vehicle trips, no further analysis is needed and a less than significant determination can be made.
2. **Screening Criteria 2 – Retail Project Site Plan Screening Criteria:** As outlined in the *County of Los Angeles TIA Guidelines, Section 3.1.2.2*, if the project does not contain retail uses that exceed 50,000 square feet of gross floor area, a less than significant impact determination can be made.
3. **Screening Criteria 3 – Proximity to Transit Based Screening Criteria:** As outlined in the *County of Los Angeles TIA Guidelines, Section 3.1.2.3*, if a project is located near a major transit stop or high-quality transit corridor, the following questions should be considered:
    - If the project is located within a one-half mile radius of a major transit stop or an existing stop along a high-quality transit corridor and the project (1) does not have a Floor Area Ratio less than 0.75; (2) does not provide more parking than required by the County Code; (3) is not inconsistent with the SCAG RTP/SCS; and (4) does not replace residential units set aside for lower income households with a smaller number of market-rate residential units, then further analysis is not required and a less than significant determination can be made.
4. **Screening Criteria 4 – Residential Land Use-Based Screening Criteria:** As outlined in the County of Los Angeles TIA Guidelines, Section 3.1.2.4, certain projects that further the State's affordable housing goals are
   presumed to have a less-than-significant impact on VMT:
    - If the project requires a discretionary action and 100% of the units, excluding manager's units, are set aside for lower-income households, further analysis is not required and a less than significant determination can be made.

As described in the VMT Screening Analysis prepared for the proposed Project, and as shown in Table T-1, the proposed Project would generate 103 net daily trips. Because the Project would generate less than 110 new average daily trips, the proposed Project would meet Low Trip Generating Uses Screening criteria and would have a less than significant impact. Because the proposed Project would meet screening criteria, impacts related to the Project conflicting with CEQA Guidelines section 15064.3 would be less than significant. As such, the Project is consistent with the analysis provided within the GPU EIR because it is less than the threshold for further VMT review and would not increase impacts identified within the GPU EIR.

Table T-1: Project Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use		**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
250 Single-Family Detached Housing		Dwelling Units	9.43	0.18	0.52	0.70	0.59	0.35	0.94
520 Elementary School		Dwelling Units	2.27	0.4	0.34	0.74	0.07	0.09	0.16
223 Affordable Housing		Dwelling Units	4.81	0.10	0.26	0.36	0.27	0.19	0.46
Existing Trip Generation									
Elementary School	354	Students	804	141	121	262	26	31	57
Proposed Project Trip Generation									
Single-Family Detached Housing	88	Dwelling Units	830	16	46	62	52	31	57
Affordable Housing	16	Dwelling Units	77	2	4	6	4	3	7
Total Existing Trip Generation			**804**	**141**	**121**	**262**	**26**	**31**	**57**
Total Project Trip Generation			**907**	**18**	**50**	**68**	**56**	**34**	**90**
Total Net Project Trip Generation			**103**	**-123**	**-71**	**-194**	**30**	**3**	**33**

Source: VMT Screening Memo, 2025 (Appendix L)

c. Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. Project implementation would not add incompatible uses to area roadways. The Los Angeles County Department of Public Works Transportation Division reviews traffic control plans for development projects in unincorporated County areas. In addition, required roadway improvements and roadway construction due to the Project would be reviewed by the Transportation Division to ensure that required improvements would not create hazardous conditions. Therefore, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Result in inadequate emergency access?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. Project development would not result in inadequate emergency access. Direct access to the Project site would be provided via two 26-ft driveways on Aspan Avenue and one 26-ft driveway on Clydebank Avenue, all of which would simultaneously provide emergency access to and from the site. The Project would also be required to construct internal access and provide fire suppression facilities (e.g., hydrants) in conformance with the County Code. The LACOFD would review the development plans as part of the construction permitting process to ensure that emergency access is provided pursuant to the requirements of the Uniform Code and Section 503 of the CFC (Title 24, California Code of Regulations, Part 9). As such, Project implementation would not result in inadequate emergency access, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

XVIII. Tribal Cultural Resources

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?	☐	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☐	☒

ESGVAP EIR

The ESGVAP EIR analyzed impacts related to cultural resources, including tribal cultural resources on pages 4.16-1 to 4.16-12. According to the ESGVAP EIR, no tribal cultural resources listed or eligible for listing in the California Register or Los Angeles County Historical Landmarks Registry were identified within the unincorporated islands and communities in the Plan Area as a result of consultation. However, future projects facilitating land use/zoning changes and policies included in the ESGVAP could involve ground disturbing activities (for construction of residential, commercial and mixed-use development) that could, depending on their location, result in direct or indirect substantial adverse changes to the significance of tribal cultural resources. Therefore, future projects facilitated by the ESGVAP would be required to comply with applicable federal, state, and local regulations and, as appropriate, to undergo the County's discretionary review process, including completion of subsequent project-level planning and environmental review under CEQA. Because projects could result in significant impacts to sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe qualifying as tribal cultural resources, implementation of mitigation measure CR-4.5-2 through CR-4.5-6 would be implemented to reduce impacts to tribal cultural resources, including archaeological resources that could also meet the definition of tribal cultural resource, less than significant levels.

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant with mitigation. Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on "tribal cultural resources" with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project's potential impact to a tribal cultural resource. In addition, AB 52 requires that lead agencies, upon request of a California Native American tribe, begin consultation prior to the release of a negative declaration, mitigated negative declaration, or EIR for a project. AB 52 does not apply to a Notice of Exemption or Addendum.

As detailed previously in Section 5, *Cultural Resources*, the Project site included a field survey of the entire property and did not identify any tribal cultural resources on the Project site that are listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). However, ESGVAP EIR Mitigation Measures CR-4.5-4, CR-4.5-5, and CR-4.5-6 are included in the event that archaeological resources or Native American cultural resources are uncovered during ground-disturbing activities. As described under CR-4.5-4 and CR-4.5-5, construction in the immediate vicinity (within 50 feet) of the discovery shall be halted while the resources are evaluated for significance by an archaeologist and thereafter treated and curated as appropriate. With implementation of ESGVAP EIR Mitigation Measures CR-4.5-4, CR-4.5-5, and CR-4.5-6, the Project would not cause a substantial adverse change to tribal cultural resources listed or eligible for listing in the CRHR or local register as defined in Public Resources Code section 5020.1(k), and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

No New Impact. The ESGVAP EIR concluded that impacts to cultural resources, including tribal cultural resources would be less than significant with mitigation. As discussed above, AB 52 does not apply to a Notice of Exemption or Addendum; and therefore, is not required for the Project. Because the site has previously been disturbed, there is a limited potential for the Project to impact tribal cultural resources. Further, according to the SLF search conducted with the NAHC, the results were negative for known TCRs or sacred lands within a 1-mile radius of the Project site. However, the Project would implement ESGVAP EIR Mitigation Measures CR-4.5-3, CR-4.5-4, CR-4.5-5, and CR-4.5-6 in the event that archaeological resources or Native American cultural resources are uncovered during ground-disturbing activities. As described under CR 4.5-3, a cultural resources sensitivity training program would be implemented to ensure proper procedures are enacted by construction staff in the event of an inadvertent discovery of resources or human remains. Further, Mitigation Measures CR-4.5-4 and CR-4.5-5, specify that construction in the immediate vicinity (within 50 feet) of the discovery shall be halted while the resources are evaluated for significance by an archaeologist and thereafter treated and curated as appropriate. With implementation of ESGVAP EIR Mitigation Measures CR-4.5-3, CR-4.5-4, CR-4.5-5, and CR-4.5-6, the Project would not cause a substantial adverse change to a landscape, sacred place, or object with cultural value to a California Native American tribe, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Tribal Cultural Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. Feasible mitigation measures contained within the ESGVAP EIR would be applied to the project.

Uniformly Applied Development Policies or Standards (DP/S)
DP/S CUL-1 as listed above in Section 5, *Cultural Resources,* related to compliance with California Health and Safety Code, Section 7050.5.

ESGVAP EIR Mitigation Measures

CR-4.5-2: Archaeological Resources Assessment. Prior to conducting construction activities that would involve ground disturbance, the project proponent shall retain an archaeologist meeting the minimum PQS set forth by the Secretary of the Interior (codified in 36 CFR Part 61; 48 Federal Register 44738–44739) (Qualified Archaeologist) to conduct an archaeological resources assessment. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a Sacred Lands File search at the California Native American Heritage Commission (NAHC); geoarchaeological review including a focused assessment of land use history and any available geotechnical data to assess the potential for subsurface archaeological resources; a pedestrian field survey in instances where ground surface is exposed; recordation of all identified archaeological resources on DPR 523 forms; evaluation of resources affected by the project for eligibility for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment. Resources that do not qualify as historical resources shall be considered by the Qualified Archaeologist for qualification as unique archaeological resources as defined in Public Resources Code Section 21083.2(g). The technical report also shall provide recommendations as to whether additional studies are warranted to further identify or evaluate archaeological resources (i.e., Extended Phase I boundary delineation, Phase II testing and evaluation) and if archaeological monitoring and Native American monitoring of ground disturbing activities is warranted (e.g., in areas where there is a higher potential to encounter buried resources). Prior to the initiation of field work for any Extended Phase I or Phase II investigation, the Qualified Archaeologist shall prepare a work plan outlining the investigation's objectives, goals, and methodology. When developing a work plan for Native American resources, the County shall consult with local Native.

(Applicable to the proposed Project and prepared as Appendix E).

CR-4.5-3: Construction Worker Cultural Resources Sensitivity Training. For projects with ground disturbing activities that may encounter potentially significant archaeological resources, the Qualified Archaeologist shall implement a cultural resources sensitivity training program. The Qualified Archaeologist, or its designee, shall instruct all construction personnel of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, applicable laws protecting archaeological resources, and confidentiality of discoveries. Native American monitor(s) shall be invited to participate in presenting tribal perspectives as part of the training curriculum. In the event that construction crews are phased, additional trainings shall be conducted for new construction personnel. The project proponent or its contractors shall ensure construction personnel are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

(Applicable to the proposed Project and will be added as a condition of approval).

CR-4.5-4: Archaeological Resources Discoveries. In the event archaeological resources are encountered during construction of a project, the project proponent shall cease all activity within 50 feet of the find shall cease. The discovery shall be evaluated for significance by the Qualified Archaeologist. When assessing significance and developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. If the Qualified Archaeologist determines that the resource is significant (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a] or for unique archaeological resource in Public Resources Code Section 21083.2[g]), the Qualified Archaeologist shall provide a method for avoidance and preservation in place, which shall be the preferred manner of mitigating impacts. If avoidance is infeasible, the Qualified Archaeologist shall develop a Phase III Archaeological Resources Data Recovery and Treatment Plan consistent with Mitigation Measure 4.5-5. The Qualified Archaeologist also shall determine, based on the initial assessment of the discovery, whether the 50-foot buffer may be reduced. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to Extended Phase I, Phase II, and Phase III reports).

(Applicable to the proposed Project and will be added as a condition of approval).

CR-4.5-5: Treatment of Archaeological Resources. If the assessment conducted under Mitigation Measure 4.5-2 or Mitigation Measure 4.5-4 identifies significant archaeological resources (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a] or for unique archaeological resource in Public Resources Code Section 21083.2[g]), then avoidance and preservation in place shall be the preferred manner of mitigating impacts. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. If avoidance and preservation in place of significant archaeological resources is determined by the County to be infeasible, then the Qualified Archaeologist shall prepare a Phase III Archaeological Resources Data Recovery and Treatment Plan. The plan shall include: a detailed research design; justification for data recovery or other treatment methods depending on the nature of the resource's eligibility; excavation methodology; and, reporting and curation requirements. When developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. All Phase III reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center.

(Applicable to the proposed Project and will be added as a condition of approval).

CR-4.5-6: Curation and Disposition of Cultural Materials. Disposition of Native American archaeological materials shall be determined by the County in coordination with local California Native American tribes. Disposition of materials may include curation at an accredited or nonaccredited repository, onsite or offsite reburial, and/or donation to a local tribe or public, nonprofit institution with a research interest in the materials, or local school or historical society in the area for educational purposes. The County shall consider tribal preferences when making a determination of disposition of Native American archaeological materials. Disposition of Native American human remains and associated funerary objects or grave goods (i.e. artifacts associated with human remains) shall be determined by the landowner in consultation with the County and the MLD. .The project proponent shall curate all significant historic-period archaeological material, or portions thereof at the discretion of the Qualified Archaeologist, at a repository accredited by the American Association of Museums that meets the standards outlined in 36 CFR Section 79.9. If no accredited repository accepts the collection, then the project proponent may curate it at a nonaccredited repository as long as it meets the minimum standards set forth in 36 CFR Section 79.9. If neither an accredited nor a nonaccredited repository accepts the collection, then the project proponent may offer the collection to a public, nonprofit institution with a research interest in the materials, or to a local school or historical society in the area for educational purposes.

(Applicable to the proposed Project and will be added as a condition of approval).

XIX. Utilities/Service Systems

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☐	☒
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☐	☒

ESGVAP EIR

Utilities and Service Systems were analyzed on pages 4.17-1 through 4.17-24. Future development associated with implementation of the ESGVAP would result in an incremental increase in electricity, natural gas, and telecommunications demand. The ESGV Planning Area and surrounding areas are highly urbanized and are currently served by existing utility infrastructure, and the ESGVAP would not be extending any utility or service system into undeveloped areas that are currently unserved by utilities. Upgrades to these local utility systems would not be expected to result in significant environmental impacts from construction, beyond those already projected by the providers. Further, proposed ESGVAP policies are intended to result in reduced water use which would reduce the need for the construction of new or expanded water facilities. Depending upon the location of the future public utility facilities, or the extent of expansions or upgrades to existing facilities, there is potential for construction or expansion to create adverse physical effects on the environment. However, because the ESGVAP would not induce regional population growth beyond projections, regional utilities would accommodate the local increases without increasing overall regional demand projections because utility providers base capacity and supply availability on SCAG projections. Environmental impacts resulting from construction of new facilities would not be increased as a result of the ESGVAP. As such, implementation of the ESGVAP would not create new demand related to water, wastewater, stormwater drainage, electric power, natural gas power, or telecommunications utilities, the construction or relocation of which could cause significant environmental effects. Impacts were determined to be less than significant.

With respect to sufficient water supplies, the ESGVAP would increase residential density and increase mixed use and commercial areas around areas with high quality transit. However, land use changes would not exceed SCAG's regional population projections. As a result, the ESGVAP would not increase water demand within the Plan area beyond previous projections. As a result, sufficient water supplies would be available to serve reasonably foreseeable future development during normal, dry and multiple dry years consistent with local UWMP projections. Impacts would be less than significant.

According to the ESGVAP EIR, future projects would be analyzed in subsequent CEQA environmental analyses, as deemed necessary. Future analysis would estimate the volume of wastewater the project would generate by utilizing LACSD's average wastewater generation factors to determine if sufficient wastewater facilities are available. Within the ESGV Plan Area, Whittier Narrows Water Reclamation Plant (WRP) has a 15 million gallons per day (mgd) capacity, Los Coyotes WRP has a capacity of 37.5 mgd, and San Jose Creek WRP has a capacity of 100 mgd. General Plan Implementation Program PS/F1, Planning Area Capital Improvement Plans, requires Los Angeles Department of Regional Planning and the Los Angeles County Department of Public Works to jointly secure sources of funding and to set priorities for preparing studies to assess infrastructure needs for Planning Areas, including the ESGV Planning Area. Studies related to sewer and wastewater management would specifically address the needs of the unincorporated ESGV Planning Area. Implementation Program PS/F 1 would ensure adequate treatment capacity is available in the ESGV Planning Area to service future development and that impacts of buildout of the ESGVAP on wastewater treatment capacity would be less than significant.

Generation of solid waste would increase as the population increases within the ESGV Planning Area. Indirect population growth would occur near areas already identified as community-serving and central to ESGVAP communities and would be consistent with existing regional planning document assumptions regarding population growth. During construction of future development associated with implementation of the ESGVAP, the majority of construction and demolition debris would be recycled either on site or at local recycling facilities in accordance with the County's Municipal Code (Chapter 20.87, Construction and Demolition Debris Recycling and Reuse). Therefore, a substantial majority of the construction and demolition materials would be recycled or reused both on site and off site instead of being disposed of in a local landfill. Implementation of the ESGVAP would facilitate a higher density of development than is currently allowed that would result in an increase in the generation of solid waste. However, the ESGVAP would not induce an increase in regional population beyond SCAG projections. As a result, development allowed by the ESGVAP would not increase solid waste beyond projections anticipated by regional solid waste management facilities. Furthermore, future development would be required to comply with applicable waste management requirements, and existing General Plan Policies, therefore, implementation of the ESGVAP would not generate substantial solid waste or impair attainment of solid waste reduction goals, and impacts were determined be less than significant.

Future development associated with implementation of the ESGVAP would generate solid waste. All solid waste-generating activities within the County of Los Angeles are subject to the requirements set forth in AB 341 (Chapter 476, Statutes of 2011) which amended the California Integrated Waste Management Act of 1989 that requires diversion of a minimum of 75 percent of solid waste generated be source-reduced, recycled, or composted. Disposal of waste generated from implementation of the ESGVAP would be consistent with all state regulations and the policies within the Los Angeles County Integrated Waste Management Plan. The ESGVAP would not increase regional capacity requirements for local solid waste facilities compared to existing capacity projections. Future development associated with implementation of the proposed ESGVAP would comply with all solid waste statutes and regulations. Therefore, impacts associated with conflict with federal, state, or local statutes or regulations related to solid waste were determined to be less than significant.

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. Domestic water services are provided to the site by Azusa Light and Water Company (ALWC), wastewater treatment services are provided to the area by the Los Angeles County Sanitation District, and stormwater services are provided by Los Angeles County Department of Public Works. The Project would install a new 8-inch water main on Aspan Avenue for approximately 700 linear feet that would connect to the existing main at the Clydebank Avenue/Aspan Avenue intersection and at the Tudor Street/Aspan Avenue intersection. The Project would install new onsite water lines that would connect to the new proposed 8-inch water line in Aspan Avenue.

The Project would install new private sewer lines onsite that would connect to the existing 8-inch sewer pipeline in Clydebank Avenue.

In addition, the Project would install an onsite storm drain system with LID BMPs. Stormwater runoff would be directed to three underground infiltration chambers proposed beneath the internal drive aisles, located near unit 24, near unit 42, and near the intersection of “A” drive and “B” drive. The proposed Project would also install a detention basin which is proposed at in the southwest portion of the site intended to mitigate any increased peak flow, and to ensure the Project does not exceed the existing condition.

The Project would also connect to existing electric power and telecommunication facilities. Therefore, the Project would not result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities that could cause environmental effects. Impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. ALWC is responsible for supplying potable water to the Project site. ALWC's water supplies consist of local groundwater, imported water, and surface water. ALWC's service area includes the City of Azusa and portions of the cities of Glendora, Covina, West Covina, Irwindale, and unincorporated Los Angeles County.

The 2020 ALWC Urban Water Management Plan (2020 UWMP) details that ALWC has adequate supplies to serve its customers during normal, dry year, and multiple dry year demand through 2045 with projected population increases and accompanying increases in water demand (Azusa Light and Water, 2021). Furthermore, ALWC forecasts for water demand are based on population projections of SCAG, which rely on adopted land use designations contained in general plans that cover the geographic area. Implementation of the Project would not change the land use designation or zoning of the Project site. The 2020 UWMP assumes a water demand of 168 gallons per capita per day. As described previously in the *Population and Housing* section, the Project would result in approximately 283 new residents. Thus, the Project would generate a demand of approximately 47,544 gallons of water per day or 53.26 acre-feet per year, which is within the anticipated increased demand and supply for water. This is a conservative estimate since SGVWC's actual water use during calendar year 2020 was 147 gallons per capita per day. Redevelopment of the Project site would also be required to be compliant with CalGreen/Title 24 requirements for low flow plumbing fixtures and irrigation, which would provide for efficient water use. Therefore, ALWC has sufficient water supplies available to serve the Project during normal, dry, and multiple dry years, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. Wastewater generated from the Project site would be treated by the Los Angeles County Sanitation Districts, which convey wastewater from the Project site to the San Jose Creek Water Reclamation Plant. The San Jose Creek Water Reclamation Plant has the capacity to provide tertiary treatment for approximately 100 mgd of wastewater and serves an estimated population of one million persons (Los Angeles County Sanitation Districts, 2025). Based on the Los Angeles County Sanitation sewage flow generation rate of 260 gallons per day of wastewater per single-family residence, the Project would result in generation of 27,040 gallons of wastewater per day which would be 0.03 percent of the wastewater provider's daily capacity. Thus, the Project would not result in substantial demand that would exceed the existing capacity of the treatment provider and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. The Project would be serviced by Athens for solid waste disposal. The proposed Project would generate solid waste from construction activities as well as during operation. Solid waste generated near the Project site is generally taken and disposed of at the Scholl Canyon Landfill, located at 3001 Scholl Canyon Rd, Glendale, CA 91206. The Scholl Canyon Landfill is permitted to accept 3,400 tons per day of solid waste and is permitted to operate through April 2030 (CalRecycle, 2025a). In 2020, the facility received an average of 764 tons per day. Thus, the facility had additional capacity of 2,636 tons per day (CalRecycle, 2025b).

Construction

Project construction would generate solid waste for landfill disposal in the form of demolition debris from the existing buildings and infrastructure that would be removed from the site. Construction waste in the form of packaging and discarded materials would also be generated by the proposed Project. However, Section 5.408.1 of the 2022 California Green Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the demolition and construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated. However, as mentioned previously, any existing hazardous materials such as asbestos would be disposed of according to SCAQMD Rule 1403 as well as state and federal hazardous materials regulations, thus only non-toxic materials would be recycled in accordance with the CalGreen code.

Operational

Operation of the Project includes development of 104 residential units, which is anticipated to result in 283 residents, as described previously in the *Population and Housing* discussion. The default CalEEMod solid waste generation rate for residential of 0.25 ton per year. The Project proposes construction of 104 single-family units; therefore, operation of the Project would generate approximately 26 tons of solid waste per year or 0.5 tons per week. However, pursuant to AB 341, at least 75 percent of the solid waste is required to be recycled, which would reduce the volume of landfilled solid waste to approximately .125 tons per week. As the Scholl Canyon Landfill had additional capacity of 2,636 tons per day, the facilities would be able to accommodate the addition of 0.125 tons of solid waste per week from operation of the proposed Project. Therefore, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No New Impact. The GPU EIR concluded that impacts would be less than significant. Implementation of the Project would result in new development that would generate an increased amount of solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in Section 5.408.1 of the California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste. Development of the Project would be consistent with all state regulations, as ensured through the County's permitting process; and impacts would not occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
With regards to the issue area of Utilities and Service Systems, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)
None

ESGVAP Mitigation Measures
None.

XX. Wildfire

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☐	☒
e. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☐	☒

ESGVAP EIR ANALYSIS

Impacts related to wildfire were analyzed on pages 4.18-1 through 4.18-11. LACoFD provides fire, safety, and emergency medical services to the ESGVAP area. The entities proposing growth and development associated with implementation of the ESGVAP would be required to coordinate among various County departments to ensure adequate emergency response. The ESGVAP is also required to comply with a number of goals and policies in the County's General Plan. While the ESGVAP would allow for greater intensity development, the existing regulatory setting and the goals and policies contained in the General Plan would ensure that potential impacts to emergency response associated with implementation of the ESGVAP would be less than significant.

Further, the ESGVAP EIR determined that buildout of the ESGVAP would have a less than significant impact with respect to criteria b) through e), either directly or as a result of future projects facilitated by the ESGVAP, because the ESGVAP would not: due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes; and expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. According to the CAL Fire - Fire Hazard Severity Zone Map, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (CAL Fire, 2025).

Construction

Further, the proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. As described in the ESGVAP EIR, the County's General Plan Safety Element outlines goals and policies aimed at reducing the potential risk of death, injuries, and economic damage resulting from natural and man-made hazards. Additionally, the County's General Plan Safety Element works in conjunction with the County's Operational Area Emergency Response Plan, which is prepared by County's Chief Executive Office - Office of Emergency Management. The Operational Area Emergency Response Plan addresses both the County's planned response to extraordinary emergency situations impacting unincorporated areas of the County as well as Operational Area (OA) coordination. The Office of Emergency Management also prepares the County's All-Hazard Mitigation Plan, which provides policy guidance for minimizing threats from natural and man-made hazards in Los Angeles County. The All-Hazard Mitigation Plan, which has been approved by the Federal Emergency Management Agency and the California Emergency Management Agency, includes a compilation of known and projected hazards in Los Angeles County and mitigation strategies for reducing risks from hazards. The proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would physically impair or otherwise conflict with either County's Operational Area Emergency Response Plan or the County's All-Hazard Mitigation Plan. During short-term construction activities, the proposed Project is not anticipated to result in any substantial traffic queuing on nearby streets, and all construction equipment would be staged within the Project site. While the installation of driveways and connections to existing infrastructure that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of Aspan Avenue (i.e., hours or a few days), construction activities would be required to ensure emergency access in accordance with Section 503 of the CFC (Title 24, California Code of Regulations, Part 9). Therefore, impacts related to emergency response and evacuation plans associated with construction of the proposed Project would be less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Operational

The proposed Project would not result in physical interference with an emergency response evacuation. Further, the proposed Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events. The Project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Code and the Fire Department prior to approval to ensure adequate emergency access pursuant to the requirements in Section 503 of the CFC (Title 24, California Code of Regulations, Part 9) as adopted in County Code Title 32. The proposed Project would provide adequate emergency access to the site via three driveways: two 26-ft driveways on Aspan Avenue and one 26-ft driveway on Clydebank Avenue. Therefore, impacts related to substantial interference or impairment of an emergency response plan are considered less than significant. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire??

No New Impact. The ESGVAP EIR concluded that impacts would be less than significant. As described in the previous response, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (CAL Fire, 2025). Adjacent areas to the Project site are urbanized and do not contain significant hillsides or other factors that could exacerbate wildfire risks and result in exposure of persons to pollutant concentrations from a wildfire. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment??

No New Impact. The ESGVAP EIR concluded that impacts related to wildfire were less than significant. As described in the previous responses, the Project site is not within a Very High Fire Hazard Severity Zone, and development of the Project does not include infrastructure that could exacerbate fire risks. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No New Impact. Impacts related to wildfire were determined to be less than significant. As described in the previous responses, the Project site is not within a Very High Fire Hazard Severity Zone. In addition, the Project site is located in a flat area, and the Project would not generate large slopes. Furthermore, Project buildout includes installation of onsite drainage facilities to limit impacts from runoff and drainage changes. Therefore, the Project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

e. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires??

No New Impact. Impacts related to wildfire were determined to be less than significant. As described in the previous responses, the Project site is not within a Very High Fire Hazard Severity Zone. Implementation of the Project would not introduce people or structures to a fire hazard severity zone. Therefore, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires and no impacts would occur. As such, the Project is consistent with the analysis provided within the ESGVAP EIR and it would not increase impacts identified within the ESGVAP EIR.

Conclusion
Therefore, with regards to the issue area of Wildfire, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the ESGVAP EIR and Initial Study.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the ESGVAP EIR and Initial Study.
4. No mitigation measures would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)
None.

ESGVAP EIR Mitigation Measures
None.

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To:	County of Los Angeles Department of Regional Planning, Subdivisions Section
Drafted by:	Maryam Javanmardi, EPD Solutions, Inc.
Reviewed By:	Tina Yuan, Alex J. Garber, EPD Solutions, Inc.
Date:	12/1/2025
Re:	Air Quality, Energy, and Greenhouse Gas Impact Analysis for the Cove at Clydebank – Covina Project, EPD Project Number 24-130

Project Overview

The Project ("Project," or "proposed Project") is located 5034 North Clydebank Avenue, Covina, in unincorporated Los Angeles County. Regional access to the Project site is provided by Interstate 210 (I-210) and State Route 39 (SR-39), while local access is provided via North Clydebank Avenue, Aspan Avenue, and East Tudor Street. The Project site encompasses approximately 8.55 gross acres and is identified by Assessor's Parcel Number (APN) 5410-028-900. The Project site currently has a General Plan Land Use designation of Public and Semi-Public (P) and is zoned Single-Family Residence (R-1-6000), which allows single-family residential development as the principal permitted use. The site is currently occupied by an elementary school, including nine interconnected buildings.

The Project site is developed with an existing elementary school containing multiple buildings. Due to the age of the buildings, these buildings were inspected for and found to have asbestos containing material (Group Delta Consultants, Inc., 2024). The proposed Project would demolish the existing on-site school and redevelop the site with 104 single-family dwelling units at a net density of 12.16 dwelling units per acre, including associated landscaping, parking, and recreational areas. Of the 104 units, 88 would be market-rate (84.6 percent) and 16 would be affordable (low-income) units (15.4 percent). The Project would also implement off-site improvements that would consist of the installation of a new 8-inch water main along Aspan Avenue, extending approximately 700 linear feet and connecting to the existing main at the Clydebank Avenue/Aspan Avenue and Tudor Street/Aspan Avenue intersections.

Access to the Project site would be provided via three driveways: two 26-foot driveways on Aspan Avenue, and one 26-foot driveway on Clydebank Avenue. All three proposed driveways would connect to internal drive aisles to provide access to all 104 proposed residences. The Project would include a total of 241 parking spaces, with each residence containing two enclosed garage spaces for a total of 208 garage stalls, plus 33 open guest parking spaces distributed throughout the site. The proposed site layout is illustrated in Figure 1, *Project Site Plan*.

To support the CEQA document for the proposed Project, this report analyzes the proposed Project's construction and net operational impacts related to air quality (emission of criteria pollutants), energy, and greenhouse gas (GHG) emissions using the California Emissions Estimator Model (CalEEMod Version 2022.1) and the Emission Factor model (EMFAC Version 2021). Table 1, *Construction Schedule,* shows the estimated construction schedule, which is expected to last about 9 months.

Table 1: Construction Schedule

Activity	Start Date	End Date	Total Working Days
Demolition	9/1/2027	9/29/2027	20
Site Preparation	9/30/2027	10/14/2027	10
Trenching	10/15/2027	10/28/2027	10
Grading	10/29/2027	11/11/2027	10
Building Construction	11/12/2027	4/13/2028	110
Paving	4/14/2028	4/27/2028	10
Architectural Coating	4/28/2028	5/25/2028	20

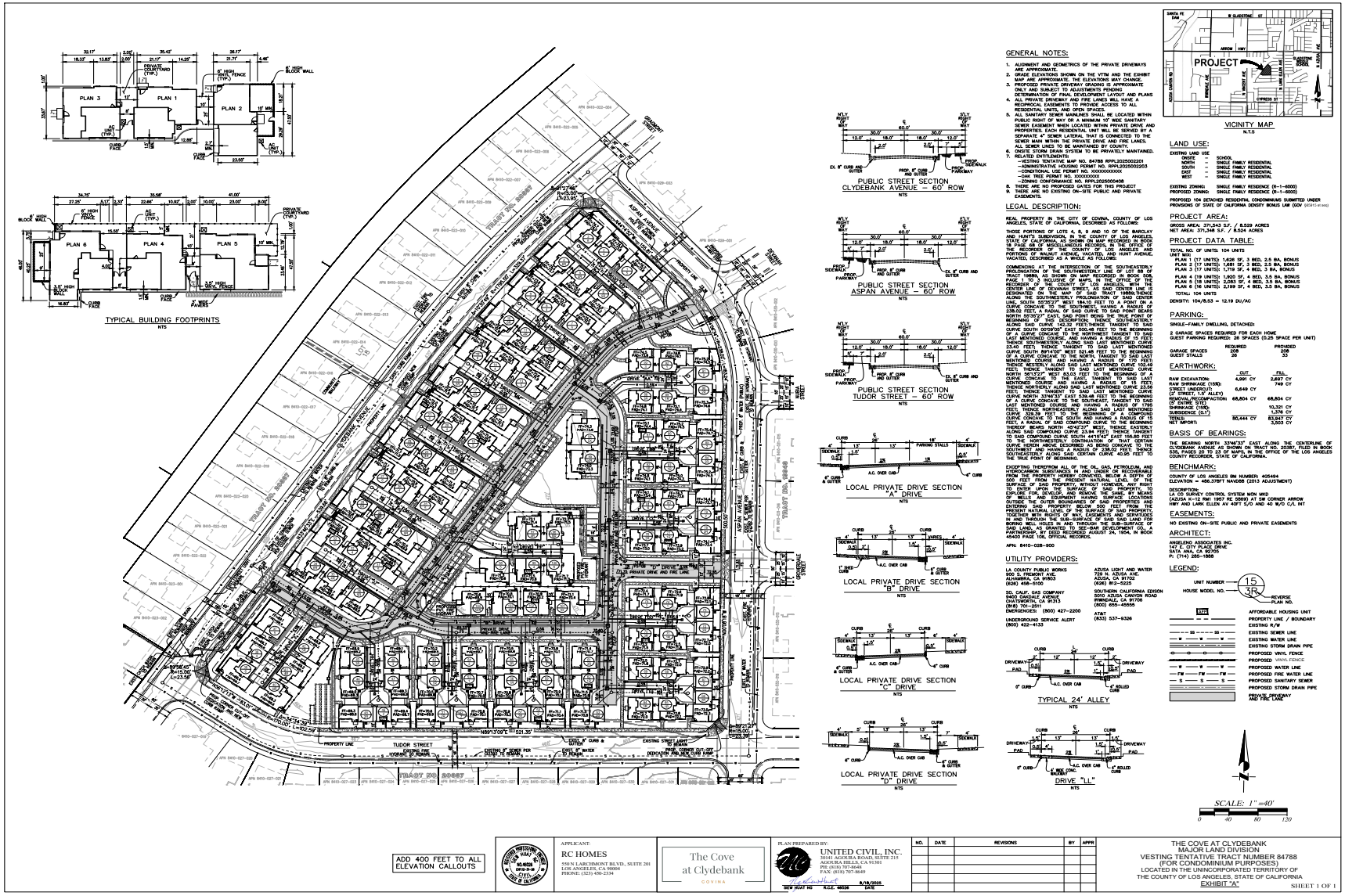
Source: CalEEMod Output Sheets (Attachment A)

CalEEMod Modeling Details

The following non-default assumptions were used in CalEEMod for this analysis:

- **Land Use:** The lot acreage was adjusted to match the site plan provided by the client.
- **Construction Equipment:** It was assumed that all equipment would be used for 8 hours per workday. Tractor/loaders/backhoes were replaced with crawler tractors in the site preparation and grading construction phases.
- **Construction Phases:** CalEEMod does not include a distinct phase for trenching; therefore, a trenching phase is added to account for emissions associated with off-site improvement activities.
- **Demolition:** The demolition of the existing building and hardscape is anticipated to amount to 10,888 tons of debris.
- **Construction Earthmoving Activity:** Based on the preliminary grading plan, the Project would require the export of approximately 3,503 cubic yards (CY) of material during the grading phase.
- **Operations:** Hearths, wood stoves and wood fireplaces were removed in accordance with South Coast Air Quality Management District (SCAQMD) Rule 445, which prohibits the installation of wood-burning devices in an effort to reduce particulate matter and reduce production of volatile organic compounds (VOCs) (SCAQMD, 2020). Gas and propane fireplaces were also removed as neither are proposed for the Project.
- **Operational Vehicle Data:** The trip rate was adjusted to match the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition,* auto trip rates for Single-Family Detached Housing (ITE Land Use Code 210) for 88 units and affordable housing (ITE Land Use Code 223) for the 16 affordable units (EPD Solutions, Inc., 2025).

Figure 1: Project Site Plan



Summary of Air Quality, Energy and GHG Impacts

Air Quality

The proposed Project's maximum daily emissions (regional and local) for construction and operation would not exceed the SCAQMD's regional thresholds of significance. In addition, all construction activities would comply with applicable SCAQMD rules and regulations, including Rule 402, Rule 403, Rule 445, Rule 1113, and Rule 1403:

- Rule 402, *Public Nuisance*: Prohibits the discharge of air contaminants that cause injury, nuisance, or annoyance to the public or damage to property.
- Rule 403, *Fugitive Dust*: Aims to minimize fugitive particulate matter dust emissions during construction activities.
- Rule 445, *Wood-Burning Devices:* Reduce emission production of particulate matter and volatile organic compounds from wood burning devices.
- Rule 1113, *Architectural Coatings*: Allows only low-VOC paints to be used.
- Rule 1403, *Asbestos Demolition and Removal:* Establishes work practice requirements to limit asbestos emissions from building demolition or renovation. These requirements include asbestos surveying, public notification, removal and handling procedures, time schedules, and storage/disposal/landfill requirements. Records of compliance must be maintained and all appropriate warning labels, signs, and marking must be utilized.

The construction and operation of the proposed Project would not exceed SCAQMD thresholds for any of the six criteria pollutants. Projects that do not exceed the regional thresholds are assumed to not have a significant impact on both a project level and cumulative level. The proposed Project aligns with SCAQMD'S 2022 Air Quality Management Plan (AQMP), reflecting adherence to regional air quality management goals and standards. Furthermore, odors produced by construction and operation of the proposed Project would be minimal and comply with SCAQMD Rule 402. Therefore, the proposed Project would have a less-than-significant air quality impact. No mitigation would be required.

Energy

Construction activities related to the proposed Project and the associated infrastructure are not expected to result in demand for fuel greater on a per-unit-of-development basis than any other development projects in Southern California. The proposed Project's energy consumption during construction activities would comply with existing fuel standards, machinery efficiency requirements, and California Air Resources Board (CARB) regulations limiting truck idling. Additionally, for operation, the proposed Project would be required to meet the California Code of Regulations (CCR) Title 24 energy efficiency standards and comply with all applicable County energy codes. The Project buildings would also be solar ready in compliance with current Title 24 requirements. There are no unusual Project characteristics that would cause the construction or operation of the Project to be less energy-efficient when compared with other similar commercial developments throughout the state. Therefore, the proposed Project would not result in impacts related to inefficient, wasteful, or unnecessary consumption of energy, nor would the Project inhibit the use of, and would instead allow for future flexibility relating to, renewable energy.

GHG Emissions

The proposed Project's construction and operational GHG emissions would total 1,152 metric tons of carbon dioxide equivalent ($MTCO_2e$). Considering the emissions resulting from the existing office buildings, the net new emissions generated by the Project would be 367 $MTCO_2e$ per year, which is below the SCAQMD significance threshold of 3,000 $MTCO_2e$ per year. Additionally, the Project would be consistent with applicable policies and measures for reducing GHG emissions, including the 2022 CARB Scoping Plan and the Los Angeles County 2045 CAP. Therefore, the Project would have a less-than-significant impact on GHG emissions.

Air Quality

Regional Emissions

To calculate the operational impacts, the air quality emissions from the existing land use were estimated using CalEEMod. The SCAQMD has adopted maximum daily emission thresholds (pounds/day) for criteria pollutants during the construction and operation of a project (SCAQMD, 2023). While incremental regional air quality impacts of an individual project are generally very small and difficult to measure, SCAQMD's regional maximum emission thresholds set standards to reduce the burden of SCAQMD to attain and maintain ambient air quality standards. The regional thresholds apply to the criteria pollutants listed in Table 2, *Regional Construction Emission Estimates*, and Table 3, *Regional Operation Emission Estimates*.

Table 2 shows the CalEEMod estimated emissions for Project construction. The estimated Project emissions include those generated both from on-site sources (such as off-road construction equipment and fugitive dust) and off-site sources (vehicles traveling to and from the site).

Table 2: Regional Construction Emission Estimates

Maximum Daily Emissions	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
2027	3.54	32.75	32.06	0.10	12.50	4.14
2028	64.70	10.47	17.63	0.03	1.26	0.53
Maximum Daily Emission (2027-2028)	**64.70**	**32.75**	**32.06**	0.10	**12.50**	**4.14**
SCAQMD Significance Thresholds	*75*	100	*550*	150	150	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gases, NOx = nitrogen oxides, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter 10 microns in diameter, $PM_{2.5}$ = particulate matter 2.5 microns in diameter
Source: CalEEMod output sheets are provided in Attachment A, and the detailed calculation sheets are provided in Attachment B.

Tables 3 shows the CalEEMod estimated Project emissions for operation. As shown in Tables 2 and 3, the proposed Project would not exceed SCAQMD's thresholds for construction and operational emissions, and therefore, would have less-than-significant regional air quality impacts.

Table 3: Regional Operation Emission Estimates

Operational Activity	Maximum Daily Regional Emissions (pounds/day)*					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	3.02	2.01	23.71	0.06	5.51	1.42
Area	9.59	0.41	16.23	0.02	1.15	1.13
Energy	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Total Operational Emissions	**12.61**	**2.42**	**39.94**	**0.08**	**6.66**	**2.55**
Existing Operational Emissions	4.24	2.50	29.12	0.06	5.05	1.31
Net Operational Emissions	**8.37**	**(0.08)**	**10.82**	**0.02**	**1.61**	**1.24**
SCAQMD Significance Thresholds	*55*	*55*	*550*	150	150	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gases, NOx = nitrogen oxides, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter 10 microns in diameter, $PM_{2.5}$ = particulate matter 2.5 microns in diameter
* Values may vary slightly due to rounding.
CalEEMod output sheets are provided in Attachment A, and the detailed calculation sheets are provided in Attachment B.

Local Emissions

Localized significance thresholds (LSTs) were also adopted by the SCAQMD due to project-related construction or operational air emissions having the potential to exceed the State and national air quality standards in the project vicinity, while not exceeding the regional emission significance thresholds adopted by the SCAQMD. These thresholds set the maximum rates of daily construction or operational emissions from a project site that would not exceed a national or State ambient air quality standard (SCAQMD, 2008a). The differences between regional thresholds and LSTs are as follows:

1. Regional thresholds include all sources of project construction and operational emissions generated from on-site and off-site emission sources whereas the LSTs only consider the emissions generated from on-site emission sources.
2. LSTs only apply to carbon monoxide (CO), nitrogen oxides (NOx), and particulate matter (PM_{10} and $PM_{2.5}$), while regional thresholds include both reactive organic gases (ROG) and sulfur dioxide (SO_2).
3. Regional thresholds apply to emission sources located anywhere within the SCAQMD whereas the LSTs are location dependent and rely on the size of the project and emission location relative to the nearest sensitive receptor.

SCAQMD provides screening tables (Appendix C of the SCAQMD *2008 Final Localized Significance Threshold Methodology*) for projects that disturb less than or equal to 5 acres in a day (SCAQMD, 2008b). These tables were created to easily determine if the daily emissions of NOx, CO, PM_{10}, and $PM_{2.5}$ from a project could result in a significant impact to the local air quality. The thresholds are determined by:

- Source receptor area (SRA), which is the geographic area within the SCAQMD that can act as both a source of emissions and a receptor of emission impacts (the Project is located within SRA 9, East San Gabriel Valley);
- Size of grading disturbance (construction)/size of the project (operation); and
- Distance to the nearest sensitive receptor, which is defined as an individual who is most susceptible to negative health effects when exposed to air pollutants, and includes children, the elderly, and adults with chronic health issues. Locations for such receptors include residences, schools, elderly care centers, and hospitals.

The demolition, site preparation, and grading phases would result in approximately 2.5 acres, 2 acres, and 4.5 acres of ground disturbance, respectively, as shown in Attachment B, *Detailed Calculation Sheets*. Therefore, the maximum ground disturbance occurs during the grading phase at 4.5 acres, while the total Project site encompasses approximately 8.55 acres. Pursuant to SCAQMD guidance, which recommends selecting thresholds based on the smaller of the total site area or the daily disturbed area, construction emissions were evaluated by interpolating between the 2-acre and 5-acre disturbance thresholds. The nearest sensitive receptor to the Project site is the residence located east of the Project site, at a distance of 22 meters. For a conservative assessment, the construction emission thresholds for 25 meters were used.

Table 4, *Localized Construction Emission Estimates*, shows the thresholds and estimated maximum daily construction emissions for the proposed Project. As shown in Table 4, the proposed Project would not exceed applicable thresholds and therefore would result in a less-than-significant localized construction air quality impact.

Table 4: Localized Construction Emission Estimates

Construction Activity	Maximum Daily Localized Emissions (pounds/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
2027 (Year 1)				
Demolition	19.90	18.63	12.31	2.48
Site Preparation	31.27	28.72	7.19	4.09
Grading	29.04	29.53	4.15	2.23
Building Construction	10.17	14.04	0.36	0.34
Maximum On-site Emission (2027)	***31.27***	***29.53***	***12.31***	***4.09***
2028 (Year 2)				
Building Construction	9.66	14.04	0.33	0.30
Paving	7.65	9.91	0.26	0.24
Architectural Coating	65.60	1.49	0.02	0.02
Maximum On-site Emission (2028)	***65.60***	***14.04***	***0.33***	***0.30***
Maximum Daily Emissions	**65.60**	**29.53**	**12.31**	**4.09**
SCAQMD Screening Thresholds	190.5	1603.00	12.80	7.50
Threshold Exceeded?	**No**	**No**	**No**	**No**

Notes: NOx = nitrogen oxides, CO = carbon monoxide, PM_{10} = particulate matter 10 microns in diameter, $PM_{2.5}$ = particulate matter 2.5 microns in diameter
Source: CalEEMod output sheets are provided in Attachment A, and the detailed calculation sheets are provided in Attachment B.

According to the SCAQMD LST methodology, LSTs apply to a project's stationary and on-site mobile sources. Projects that involve mobile sources that spend long periods queuing and idling at a site, such as transfer facilities or warehousing and distribution buildings, have the potential to exceed the operational LSTs. The proposed Project would operate as a residential development, which does not typically involve diesel vehicles regularly idling or queuing for long periods. Therefore, due to the lack of significant stationary source emissions or idling diesel-powered vehicles, impacts related to operational LSTs are presumed to be less than significant.

Air Quality Management Plan Consistency

The SCAQMD's CEQA Handbook provides the following two criteria to determine whether a project would be consistent with the 2022 AQMP:

1. The Project would not generate population and employment growth that would be inconsistent with Southern California Association of Governments (SCAG)'s growth forecasts from the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS); and
2. The Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Consistency Criterion No. 1 refers to SCAG's growth forecasts and the associated assumptions included in the AQMP. The future air quality levels projected in the AQMP are based on SCAG's regional growth projections, which rely in part on the general plans of jurisdictions within the SCAG region. The proposed Project site is designated for Public and Semi-Public (P) uses and zoned Single-Family Residence (R-1-6000) under the Los Angeles County General Plan and Zoning Ordinance. The Public and Semi-Public land use designation allows community-serving facilities, schools, and compatible alternative uses if the public use of

the site is discontinued. The R-1-6000 zoning permits single-family residential development consistent with County standards.

As a residential development consisting of 104 single-family units, the Project does not include employment-generating uses beyond what is anticipated under the County's General Plan. Therefore, it would not induce substantial unplanned population growth or exceed growth assumptions for the area. The population of Los Angeles County in 2025 as recorded by the California Department of Finance is approximately 9,876,811persons (California Department of Finance, 2025). SCAG growth forecasts indicated an increase from 10,044,500 persons in 2016 to 10,258,000 persons in 2045 (Southern California Association of Governments, 2020). Based on the United States Census Bureau's reported average household size of 3.03 persons per household for Covina, the Project's 104 units would add approximately 315 residents (United States Census Bureau, n.d.). This increase represents a negligible portion of the County's projected population growth over the 2016–2045 period.

Accordingly, the Project would be consistent with the growth assumptions used in the development of the 2020–2045 RTP/SCS and would not jeopardize attainment of the air quality levels identified in the AQMP. With the required County approvals, the Project would be consistent with the applicable General Plan and zoning designations and thus satisfies Consistency Criterion No. 1.

Consistency Criterion No. 2 refers to the California Ambient Air Quality Standards. An impact would occur if emissions associated with the proposed Project exceed SCAQMD's significance thresholds during construction or operation. As shown in Table 2 and Table 3, the Project's construction and operational emissions would not exceed any applicable SCAQMD thresholds. Therefore, the Project would be consistent with Consistency Criterion No. 2.

As the Project would be consistent with both Consistency Criteria No. 1 and 2, impacts related to the Project's consistency with the AQMP would be less than significant.

Odors

Odors would be produced during the construction of the proposed Project due to the operation of heavy-duty off-road equipment. The primary odor emitted would be diesel particulate matter (DPM) from the vendor trucks and heavy-duty off-road equipment. This odor may be noticeable by nearby residents; however, these odors would be expected and not necessarily objectionable. These odors would also dissipate quickly and would be temporary. Therefore, due to the nature of the odor produced during construction as temporary and non-objectionable to a substantial number of people, the odor impact from construction of the proposed Project would be less than significant.

For operational odor emissions, SCAQMD's *CEQA Air Quality Handbook* describes odor complaints associated with the following land uses:

- Agricultural uses
- Chemical plants
- Composting activities
- Dairies
- Fiberglass molding
- Food processing plants
- Landfills
- Refineries
- Wastewater treatment plants

The Project does not propose any of the above land uses and is required to comply with SCAQMD Rule 402, *Nuisance*, which states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.*

Thus, impacts associated with odor produced by operation of the proposed Project would be less than significant.

Conclusion

The proposed Project's maximum daily regional and localized construction and operational emissions would not exceed SCAQMD's regional thresholds of significance, as detailed in Tables 2 through 4. All construction activities would comply with applicable SCAQMD rules and regulations, ensuring minimal and temporary odor exposure during construction. Operational impacts are also anticipated to be minimal and consistent with surrounding land uses.

In addition, the proposed Project is consistent with SCAQMD'S 2022 AQMP, reflecting adherence to regional air quality management goals and standards. During construction, any odors produced will be temporary and not significantly objectionable. Additionally, the proposed Project involves land uses that do not typically generate significant odor complaints and complies with SCAQMD Rule 402, which addresses potential odor impacts.

Overall, the proposed Project's impacts related to air quality would be less than significant.

Energy

The CEQA Guidelines do not have specific numerical thresholds for energy consumption. Rather, the questions in Appendix G, (VI) Energy, ask: (a) "[Would the proposed Project] Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?" and (b) "[Would the project] Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?" Therefore, for the purpose of this analysis, a significant impact would occur if:

a) The project design and/or location encourages wasteful, inefficient, and unnecessary consumption of energy, especially fossil fuels such as coal, natural gas, and petroleum, as well as the use of fuel by vehicles anticipated to travel to and from the project; or
b) The project design impedes the growth of future renewable energy developments.

Southern California Edison and the Southern California Gas Company would provide electricity and natural gas, respectively, for construction and operation of the proposed Project. The following assumptions were used to calculate the energy (electricity, natural gas, and petroleum) consumption of the proposed Project:

- Construction equipment fuel consumption was derived from the CARB OffRoad2021 emission model.
- Fuel consumption from vehicle travel was derived from the CARB EMFAC2021 emission model.
- Electrical and natural gas usage was derived from CalEEMod (Version 2022.1).
- Electricity consumption was derived from CalEEMod (Version 2022.1). The Project would not consume natural gas on-site, however CalEEMod did not include electricity consumption for all-electric homes, as such a natural gas to electricity conversion is calculated based on the *Comparison of Home Appliance Energy Use, Operating Costs, and Carbon Dioxide Emissions – 2022 Update*, prepared by American Gas Association (AGA) in 2022 (American Gas Association, 2022).

Construction

Electricity and Natural Gas Usage

Due to the Project size and the fact that construction is temporary, the electricity used during construction of the proposed Project would be substantially less than that required for Project operation and would have a negligible contribution to the Project's overall energy consumption. The electric power used would be for as-necessary lighting and electronic equipment such as computers inside temporary construction trailers. Natural gas is not anticipated to be needed for construction activities. Any natural gas consumption during construction would be minor and negligible in comparison with Countywide consumption.

Petroleum Fuel Usage

Construction equipment associated with construction activities (off-road/heavy duty vehicles) would rely on diesel fuel, as would vendor and haul trucks involved in delivering building materials and removing demolition debris from the Project site. Construction workers would travel to and from the Project site throughout the duration of construction, and for a conservative analysis, it is assumed that construction workers would travel in gasoline-powered passenger vehicles. The proposed Project's construction vehicle fuel usage is based on vehicle miles traveled (VMT) and fuel usage factors contained in the CARB EMFAC2021 model, which are included in Attachment B, *Detailed Calculation Sheets*. The trips included are those of worker vehicles, vendor vehicles, and haul vehicles. Construction equipment would be transported to the site and operated on-site only. Please refer to Attachment B for the total fuel consumption and horsepower-hour data contained within the CARB Off-Road 2021 emission model for specific types of diesel construction equipment.

As shown in Table 5, *Total Construction Fuel Usage*, construction of the proposed Project would require a total of 44,543.1 gallons of diesel fuel (19,203.0 gallons of diesel fuel from off-road construction equipment and 25,340.1 gallons of diesel fuel from construction vehicles) and 11,923.7 gallons of gasoline fuel from construction vehicles. As shown in Table 5, this would result in a 1.26 percent increase over countywide construction off-road consumptions and a <0.01 percent increase over countywide on-road gasoline consumptions. Thus, increased energy consumption from the construction of the proposed Project would be nominal. Additionally, it should be noted that this total fuel consumption is a conservative analysis and would likely overstate the amount of fuel usage, as specific construction equipment (e.g., crane) is not expected to operate during the entire duration of the construction activity.

Table 5: Total Construction Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	25,340.1	11,923.7
Off-Road Construction Equipment	19,203.0	-
Total	**44,543.1**	**11,923.7**
Countywide Consumptions	3,541,000.0	1,997,217,465.3
Percentage Increase (%)	**1.26%**	**<0.01 %**

Source: CalEEMod Output Sheets (see Attachment A) and Detailed Calculation Sheets (see Attachment B)

Operation

Operation of the proposed Project would consume electricity and gasoline. Electricity consumption for the proposed Project can be found in Attachment A, *CalEEMod Output Sheets*. The gasoline consumption rates utilize the same assumptions that were used for construction worker vehicles. The Project's estimated net energy consumption is shown in Table 6, *Project Net Annual Operational Energy Requirements*, below. The proposed Project is expected to require electricity, gasoline, and diesel. However, the proposed Project's energy consumption would be consistent with similar sized projects and would not constitute an inefficient use of energy. As shown in Table 6, operation of the proposed Project would result in a net countywide electricity increase of 0.0012 percent. The on-road fuel consumption from the Project would result in net a 0.1092 percent increase in countywide gasoline consumption. Thus, the Project's operational energy consumption would be nominal at the countywide scale.

Table 6: Project Net Annual Operational Energy Requirements

Operational Source	Energy Usage	Countywide Energy Consumption	Percentage Increase
Electricity (Kilowatt-Hour)			
Proposed Project	1,446,180.5		
Existing Use	296,869.0		
Net Electricity	1,149,311.5	92,908,000,000.0	0.0012%
Petroleum (Gasoline) Consumption			
Gallons of Gasoline Fuel			
Proposed Project	2,259,587.6		
Existing Use	78,341.4		
Net Petroleum (Gasoline)	2,181,246.2	1,997,217,465.3	0.1092%

Source: CalEEMod Output Sheets (see Attachment A) and Detailed Calculation Sheets (see Attachment B)

1. Since the Project does not include natural gas, the estimated natural gas consumption is converted to electricity-equivalent using a factor of 0.18 and added to the electricity consumption (AGA 2022).

Future Renewable Energy Developments

The proposed Project would be required to meet the CCR Title 24 State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards in effect during permitting of the proposed Project and comply with all applicable County energy codes. The County's administration of energy efficiency requirements includes review of design components and energy conservation measures during the permitting process to ensure that all requirements are met. In addition, the Project buildings would be solar ready in compliance with current Title 24 requirements, which would allow for the future installation of rooftop solar. As such, the Project would not inhibit the use of and would allow for future flexibility relating to renewable energy.

Conclusion

As described above, the Project would not result in significant impacts related to energy. Construction activities associated with the proposed Project are not expected to result in fuel demand, on a per-unit-of-development basis, that exceeds that of comparable residential projects in Southern California. The Project does not include any unusual characteristics that would require the use of construction equipment with lower energy efficiency than that used for typical residential development. In addition, construction activities would comply with applicable regulations aimed at reducing energy consumption and emissions, including restrictions on vehicle idling, fuel standards, and equipment efficiency requirements, and estimated energy consumption from construction of the Project would be nominal compared to the energy consumption of the region.

During operation, the Project would consume electricity and gasoline. Operational energy demand would be consistent with that of similar residential developments and would not result in inefficient, wasteful, or unnecessary energy consumption. Energy consumption from the operation of the Project would be nominal compared to that of the region. Therefore, the Project would result in a less-than-significant energy impact during both construction and operation, and no mitigation would be required.

In addition, the operation of the Project would also be similar to other residential projects within the County and would be required to meet CCR Title 24 energy efficiency standards and comply with all applicable County energy codes. The Project buildings would also be solar-ready in compliance with current Title 24 requirements. Therefore, the Project would not inhibit the use of and would allow for future flexibility relating to renewable energy.

Overall, the Project would result in less-than-significant impacts related to wasteful, inefficient, and unnecessary consumption of energy and impediment of future renewable energy development.

Greenhouse Gas Emissions

Regulatory Background and Thresholds

California State Executive Order S-3-05, issued by Governor Arnold Schwarzenegger in June 2005, established comprehensive GHG reduction targets for the State. It mandated reducing GHG emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. This Executive Order laid the foundation for subsequent climate change mitigation efforts in California, including the development of various policies and programs aimed at reducing emissions across sectors such as transportation, energy, and industry. The objective of the Executive Order is to contribute to capping worldwide CO_2 concentrations at 450 parts-per-million (ppm), stabilizing global climate change.

The SCAQMD convened a GHG Emissions CEQA Significance Threshold Working Group to help lead agencies determine significance thresholds for GHG emissions when the SCAQMD is not the lead agency. The last working group was held in September 2010 (Meeting No. 15) and proposed a tiered approach (Tier 1 to Tier 5), which involves different methods to determine significance of GHG emissions (SCAQMD, 2010). This assessment will apply the Tier 3 (Numerical Screening Thresholds) approach. Tier 3 consists of screening values which the lead agency can choose from, but it must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project impact would be less than significant:

- Option 1, all land use types: 3,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year
- Option 2, based on land use type:
    - Residential: 3,500 $MTCO_2e$ per year
    - Commercial: 1,400 $MTCO_2e$ per year
    - Mixed-use: 3,000 $MTCO_2e$ per year

Based on the foregoing guidance, the County has elected to rely on compliance with a local air district (SCAQMD) threshold in the determination of significance of project-related GHG emissions. Specifically, the County has selected the interim 3,000 $MTCO_2e$ per year threshold recommended by SCAQMD staff for all land use types against which to compare project-related GHG emissions.

The County understands that the 3,000 $MTCO_2e$ per year threshold was proposed by the SCAQMD a decade ago and was adopted as an interim policy; however, no permanent, superseding policy or threshold has since been adopted. The 3,000 $MTCO_2e$ per year threshold was developed and recommended by SCAQMD, an expert agency, based on substantial evidence as provided in the *Draft Guidance Document – Interim CEQA Greenhouse Gas Significance Threshold* document and subsequent Working Group meetings, latest of which occurred in 2010 (SCAQMD, 2008c). The SCAQMD has not withdrawn its support of the interim threshold and all documentation supporting the interim threshold remains on the SCAQMD website on a page that provides guidance to CEQA practitioners for air quality analysis (and where all SCAQMD significance thresholds for regional and local criteria pollutants and toxic air contaminants also are listed). Further, as stated by SCAQMD, this threshold "uses the Executive Order S-3-05 goal [80 percent below 1990 levels by 2050] as the basis for deriving the screening level" and, thus, remains valid for use in 2025 and for purposes of this CEQA document. Lastly, this threshold has been used for hundreds, if not thousands of GHG analyses performed for projects located within the SCAQMD jurisdiction.

Project GHG Emissions

The Project's construction GHG emissions are shown in Table 7, *Project Construction GHG Emissions*, and the overall construction and operational emissions are shown in Table 8, *Total Project GHG Emissions*, below. These emissions were calculated using the CalEEMod model. The construction emissions are amortized over

30 years and added to the operational GHG emissions. As shown in Table 8, the Project's construction and operational GHG emissions would total 1,245 $MTCO_2e$. Considering the emissions resulting from the existing buildings, the net new emissions generated by the Project would be 367 $MTCO_2e$ per year, which are below the SCAQMD significance threshold of 3,000 $MTCO_2e$ per year. Therefore, the Project would result in a less than significant impact on GHG emissions.

Table 7: Project Construction GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
2027	260
2028	145
Total Emissions	**405**
Total Emissions Amortized Over 30 Years	14

Source: CalEEMod output sheets are provided in Attachment A, and the detailed calculation sheets are provided in Attachment B.

Table 8: Total Project GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
Mobile	863
Area	3
Energy	228
Water	14
Waste	25
Refrigeration	<0.01
Total Project Operation Emissions	**1139**
Amortized Construction Emissions	14
Total Project Emissions	**1,152**
Existing Emissions	785
Net New Emissions	**367**
Significance Threshold	3,000
Threshold Exceeded?	**No**

Note: Numbers have been rounded.
Source: CalEEMod output sheets are provided in Attachment A, and the detailed calculation sheets are provided in Attachment B.

Greenhouse Gas Reduction Plans Consistency

Based on Project-specific emissions modeling, the proposed Project would result in annual GHG emissions of approximately 367 net $MTCO_2e$, as shown above in Table 8. This is below the SCAQMD's 3,000 $MTCO_2e$ per year screening threshold; thus, the Project would not exceed the applicable GHG significance threshold. Because a quantitative project-level analysis has been prepared for the Project, the Project is not required to provide a Climate Action Plan (CAP) consistency analysis checklist and is considered consistent with the provisions of the Los Angeles County 2045 Climate Action Plan (2045 CAP).

The Project would also follow applicable provisions of the 2022 CARB Scoping Plan, which establishes sector-specific regulations and actions necessary to achieve carbon neutrality by 2045, including emissions reductions from building energy, transportation, waste, and land use. The Project would implement all

mandatory measures in effect at the time of construction and operation, including compliance with the California Building Standards Code (Title 24), which incorporates the California Energy Code and CALGreen Code.

The Project site lies within the SCAG region and is subject to the regional planning framework outlined in the SCAG 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (2020–2045 RTP/SCS). As a residential development consisting of 104 single-family dwelling units, the Project would not generate population or employment growth beyond what is anticipated in the County's General Plan and would be consistent with the site's land use and zoning designations. Therefore, the Project would align with the growth assumptions used in the 2020–2045 RTP/SCS and would not conflict with SCAG's regional planning framework or projections. A detailed discussion of consistency with the 2045 CAP and the 2022 CARB Scoping Plan is provided in the following sections.

Los Angeles County 2045 Climate Action Plan (2045 CAP)

The 2045 CAP is an adopted action plan that builds on the 2020 CAP by setting new targets and goals beyond 2020 for the unincorporated areas of Los Angeles County. The objectives of the 2045 CAP are to (1) provide programs, actions, and performance goals to achieve the climate action policies of the General Plan, (2) identify GHG emission reduction targets tailored to the unincorporated County that closely align with state and County climate goals, (3) provide a road map to reducing GHG emissions to achieve the County's GHG emissions reduction targets, (4)encourage sustainable housing production at all levels of affordability, including increasing housing densities near transit to the extent allowed in the General Plan, and (5) demonstrate a level of GHG emissions below which the County would have less than cumulatively considerable GHG impacts for future environmental review projects and provide CEQA streamlining for development projects (serve as a "qualified CAP") via the 2045 Climate Action Plan CEQA Streamlining Checklist (2045 CAP Checklist).

Projects that incorporate applicable CEQA streamlining requirements, as identified in the 2045 CAP Checklist, and are consistent with the General Plan can streamline their CEQA analysis of GHG impacts without needing a separate quantitative analysis. However, the Checklist is only required if a project applicant *wants to use* CEQA streamlining for GHG impacts; it is not required if a project-level environmental analysis of GHG impacts is conducted. Projects that elect not to use the 2045 CAP Checklist for CEQA streamlining must prepare a comprehensive project-specific analysis of GHG emissions. The project-specific analysis must quantify existing and projected GHG emissions and while it is strongly encouraged that the project incorporate all requirements in the 2045 CAP Checklist, it is not required as the Checklist is voluntary.

This analysis prepared a project-specific quantitative analysis in place of using the 2045 CAP checklist. However, the Project is still subject to incorporating building efficiencies pursuant to applicable energy efficiency standards; compliance with State Building Code provisions such as Title 24 of the California Building Standards Code; and compliance with applicable SCAQMD rules and regulations during construction and operations of the Project, consistent with the 2045 CAP policies. As such, the Project would not impede the 2045 CAP's goal in achieving statewide GHG emission reduction targets.

Project Consistency with the 2022 CARB Scoping Plan

CARB's 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) sets California's GHG emission reduction target for 2045 at 85 percent below 1990 levels, which was codified by SB 32 (California Air Resources Board, 2022). Table 9, *2022 Scoping Plan Consistency Summary*, demonstrates that the Project would comply with all applicable actions intended to reduce GHG emissions.

Table 9: 2022 Scoping Plan Consistency Summary

Action	Consistency
GHG Emissions Reductions Relative to the SB 32 Target	
40% Below 1990 levels by 2030.	**Consistent.** The Project would comply with Title 24, Part 6 building energy requirements along with other local and State initiatives that aim to achieve the 40 percent below 1990 levels by 2030 goal.
Smart Growth/Vehicle Miles Traveled VMT	
VMT per capita reduced 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045.	**Consistent.** As previously discussed, the Project would be consistent with the growth and land use assumptions in the 2020-2045 RTP/SCS, so the Project would not interfere with the analysis completed for the 2020-2045 RTP/SCS report outlining VMT reduction targets and measures.
Light-Duty Vehicle (LDV) Zero-Emission Vehicles (ZEVs)	
100% of LDV sales are ZEV by 2035.	**Not Applicable.** The proposed Project is a residential development and does not propose the sale of vehicles.
Truck ZEVs	
100% of medium-duty (MDV)/HDC sales are ZEV by 2040 (AB 74 University of California Institute of Transportation Studies [ITS] report).	**Not Applicable.** The proposed Project is a residential development and does not propose the sale of trucks.
Aviation	
20% of aviation fuel demand is met by electricity (batteries) or hydrogen (fuel cells) in 2045. Sustainable aviation fuel meets most or the rest of the aviation fuel demand that has not already transitioned to hydrogen or batteries.	**Not Applicable.** The proposed Project is a residential development and would not utilize aviation fuel.
Ocean-Going Vessels (OGV)	
2020 OGV At-Berth regulation fully implemented, with most OGVs utilizing shore power by 2027. 25% of OGVs utilize hydrogen fuel cell electric technology by 2045.	**Not Applicable.** The proposed Project is a residential development and would not utilize any OGVs.
Port Operations	
100% of cargo handling equipment is zero-emission by 2037. 100% of drayage trucks are zero emission by 2035.	**Not Applicable.** The proposed Project is a residential development and would not impact any operations at any ports.
Freight and Passenger Rail	
100% of passenger and other locomotive sales are ZEV by 2030. 100% of line haul locomotive sales are ZEV by 2035. Line haul and passenger rail rely primarily on hydrogen fuel cell technology, and others primarily utilize electricity.	**Not Applicable.** The proposed Project is a residential development and would not involve any freight or passenger rail operations.
Oil and Gas Extraction	
Reduce oil and gas extraction operations in line with petroleum demand by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve oil and gas extraction operations.

Action	Consistency
Petroleum Refining	
CCS on majority of operations by 2030, beginning in 2028. Production reduced in line with petroleum demand.	**Not Applicable.** The proposed Project is a residential development and would not involve any petroleum refining.
Electricity Generation	
Sector GHG target of 38 million metric tons of carbon dioxide equivalent ($MMTCO_2e$) in 2030 and 30 $MMTCO_2e$ in 2035. Retail sales load coverage13420 gigawatts (GW) of offshore wind by 2045. Meet increased demand for electrification without new fossil gas-fired resources.	**Not Applicable.** The proposed Project is a residential development and would not be a source of electricity generation.
New Residential and Commercial Buildings	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.	**Consistent.** The proposed project would comply with Title 24, Part 6 energy efficiency requirements, including the installation of electrical wiring for all built-in appliances. As a residential development, the project would not use natural gas on-site and would rely entirely on electricity to meet its energy needs.
Existing Residential Buildings	
80% of appliance sales are electric by 2030 and 100% of appliance sales are electric by 2035. Appliances are replaced at end of life such that by 2030 there are 3 million all-electric and electric-ready homes—and by 2035, 7 million homes—as well as contributing to 6 million heat pumps installed statewide by 2030.	**Not Applicable.** The Project site does not contain any existing residential buildings. Conversely, the proposed Project will introduce residential on the site which would be 100% electric.
Existing Commercial Buildings	
80% of appliance sales are electric by 2030, and 100% of appliance sales are electric by 2045. Appliances are replaced at end of life, contributing to 6 million heat pumps installed statewide by 2030.	**Not Applicable.** The Project site does not contain any existing commercial buildings. The proposed Project is a residential development and would not involve commercial appliances.
Food Products	
7.5% of energy demand electrified directly and/or indirectly by 2030; 75% by 2045.	**Not Applicable.** The Project is a residential development and would not involve mass food production.
Construction Equipment	
25% of energy demand electrified by 2030 and 75% electrified by 2045.	**Consistent.** The proposed Project would be required to use construction equipment that is registered by CARB and meet CARB's standards. CARB sets its standards to be in line with the goal of reducing energy demand by 25 percent in 2030 and 75 percent in 2045.
Chemicals and Allied Products; Pulp and Paper	
Electrify 0% of boilers by 2030 and 100% of boilers by 2045. Hydrogen for 25% of process heat by 2035 and 100% by 2045. Electrify 100% of other energy demand by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve the production and/or storage of chemicals and allied products like pulp and paper.

Action	Consistency
Stone, Clay, Glass, and Cement	
CCS on 40% of operations by 2035 and on all facilities by 2045. Process emissions reduced through alternative materials and CCS.	**Not Applicable.** The proposed Project is a residential development and would not involve the production and/or storage of stone, clay, glass, and/or cement.
Other Industrial Manufacturing	
0 percent energy demand electrified by 2030 and 50% by 2045.	**Not Applicable.** The proposed Project is a residential development and does not include any industrial manufacturing uses.
Combined Heat and Power	
Facilities retire by 2040.	**Not Applicable.** The proposed Project is a residential development and would not involve any existing combined heat and power facilities.
Agriculture Energy Use	
25% energy demand electrified by 2030 and 75% by 2045.	**Not Applicable.** The proposed Project is a residential development and would not involve any agricultural uses.
Low Carbon Fuels for Transportation	
Biomass supply is used to produce conventional and advanced biofuels, as well as hydrogen.	**Not Applicable.** The proposed Project is a residential development and would not involve any production of biofuels.
Low Carbon Fuels for Buildings and Industry	
In 2030s, biomethane135 blended in pipeline Renewable hydrogen blended in fossil gas pipeline at 7% energy (~20% by volume), ramping up between 2030 and 2040. In 2030s, dedicated hydrogen pipelines constructed to serve certain industrial clusters	**Not Applicable.** The proposed Project is a residential development and would not involve any production of fuels for buildings and industry.
Non-Combustion Methane Emissions	
Increase landfill and dairy digester methane capture. Some alternative manure management deployed for smaller dairies. Moderate adoption of enteric strategies by 2030. Divert 75% of organic waste from landfills by 2025. Oil and gas fugitive methane emissions reduced 50% by 2030 and further reductions as infrastructure components retire in line with reduced fossil gas demand	**Not Applicable.** The proposed Project is a residential development and would not involve any production of non-combustion methane emissions or organic waste.
High GWP Potential Emissions	
Low GWP refrigerants introduced as building electrification increases, mitigating HFC emissions.	**Not Applicable.** The proposed Project is a residential development and does not propose cold storage uses.

Source: CARB. (2022). *California's 2022 Climate Change Scoping Plan Table 2-1: Actions for the Scoping Plan Scenario: AB 32 GHG Inventory Sectors*. Referenced at: https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf.

Table 10, *Local Action Policies (Appendix D of the 2022 Scoping Plan)*, identifies GHG reduction measures for implementation by local governments. These local policies focus on climate action planning and approval of new land use development projects. The Project is consistent with these measures and would not conflict with any plan, policy, or regulation adopted for the purpose of reducing GHG emissions within the 2022 Scoping Plan.

Table 10: Local Actions Policies (Appendix D of the 2022 Scoping Plan)

Action	Consistency
VMT Reduction	
Adopt and implement Complete Streets policies and investments, consistent with general plan circulation element requirements.	**Consistent.** The proposed Project would maintain the existing sidewalks and include sidewalks throughout the site to provide pedestrian circulation within the Project and connections to adjacent off-site areas, enhancing existing conditions and supporting the County's Complete Streets goals.
Increase public access to shared clean mobility options (such as planning for and investing in electric shuttles, bike share, car share, transit).	**Consistent.** The proposed Project site, located at 5034 N Clydebank Avenue, is in a developed urban area with sidewalks along all nearby roadways. The Project would maintain the existing sidewalks and include sidewalks throughout the site to provide pedestrian circulation within the project and connections to adjacent off-site areas. In addition, the nearest bus stop is located at Arrow Highway and Clydebank Avenue East, approximately 1,186 feet (361.6 meters) from the project site, served by Foothill Transit Route 492, providing access to public transit.
Amend zoning or development codes to enable mixed-use, walkable, and compact infill development (such as increasing allowable density of the neighborhood).	**Consistent.** The Project site is designated Public and Semi-Public (P) and zoned Single-Family Residence (R-1-6000) within the County's General Plan. The R-1-6000 zone allows single-family residential development as the principal permitted use. The proposed Project is a residential development and is consistent with the land use and zoning designations for the site.
Building Decarbonization	
Adopt all-electric new construction reach codes.	**Consistent.** The proposed Project would comply with Title 24 Parts 6 and 11, which includes electric heat pumps installed during construction and electric hookups for all appliances.
Adopt policies and incentive programs to reduce electrical loads from equipment plugged into outlets (such as purchasing Energy Star equipment for municipal buildings, occupancy sensors, smart power strips, equipment controllers, etc.).	**Consistent.** The proposed Project would be constructed in accordance with Title 24 CALGreen requirements, which includes installation of Energy Star equipment and appliances in new buildings.
Facilitate deployment of renewable energy production and distribution and energy storage.	**Consistent.** The proposed Project would be constructed in accordance with the California Energy Code (Title 24 Part 6) to meet all requirements related to solar energy production and the CALGreen Building Energy Efficiency Standards (Title 24 Part 11) to meet efficiency standards.

Source: California Air Resources Board. (2022). *California's 2022 Climate Change Scoping Plan Table 2-1: Actions for the Scoping Plan Scenario: AB 32 GHG Inventory Sectors*. Referenced at: https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf

Conclusion

The construction and operational GHG emissions of the proposed Project would result in a net increase of 367 $MTCO_2e$ per year, which is well below the SCAQMD significance threshold of 3,000 $MTCO_2e$ per year. Additionally, as shown in Tables 9 and 10, which summarize Project compliance with the 2022 CARB Scoping Plan, the Project would be consistent with applicable policies and measures for reducing GHG emissions. In addition, the Project is also consistent with the Los Angeles County 2045 CAP. The Project would not interfere with the actions or goals established in these plans. Overall, the Project's GHG emissions impacts would be less than significant.

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Attachment A – CalEEMod Output Sheets

24-130 Covina School Site-Proposed Use Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

3. Construction Emissions Details

3.1. Demolition (2027) - Unmitigated

3.3. Site Preparation (2027) - Unmitigated

3.5. Grading (2027) - Unmitigated

3.7. Building Construction (2027) - Unmitigated

3.9. Building Construction (2028) - Unmitigated

3.11. Paving (2028) - Unmitigated

3.13. Architectural Coating (2028) - Unmitigated

3.15. Trenching (2027) - Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	24-130 Covina School Site-Proposed Use
Construction Start Date	9/1/2027
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.80
Precipitation (days)	22.4
Location	5034 N Clydebank Ave, Covina, CA 91722, USA
County	Los Angeles-South Coast
City	Unincorporated
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5046
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.30

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	88.0	Dwelling Unit	3.78	164,859	113,877	—	260	single-family units-Market rate

Parking Lot	33.0	Space	0.30	0.00	0.00	—	—	guest parkings
Other Asphalt Surfaces	2.45	Acre	2.45	0.00	0.00	—	—	on-site and off-site vehicular use hardscape
Other Asphalt Surfaces	1.15	Acre	1.15	50,094	0.00	—	—	Off Site Improvement
Single Family Housing	16.0	Dwelling Unit	0.69	29,973	187,406	—	47.0	Affordable Housing
Other Non-Asphalt Surfaces	1.95	Acre	1.95	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Unmit.	64.7	31.3	29.8	0.10	1.52	15.1	4.14	13,185
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Unmit.	3.54	32.7	32.1	0.08	1.52	7.41	4.14	10,265
Average Daily (Max)	—	—	—	—	—	—	—	—
Unmit.	3.85	4.65	4.85	0.01	0.17	1.31	0.42	1,573
Annual (Max)	—	—	—	—	—	—	—	—
Unmit.	0.70	0.85	0.89	< 0.005	0.03	0.24	0.08	260
Exceeds (Daily Max)	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	150	150	55.0	—

Unmit.	No	No	No	No	No	No	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	150	150	55.0	—
Unmit.	No	No	No	No	No	No	No	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—
2027	3.54	31.3	29.8	0.10	1.52	15.1	4.14	13,185
2028	64.7	10.5	17.6	0.03	0.33	1.26	0.53	4,016
Daily - Winter (Max)	—	—	—	—	—	—	—	—
2027	3.54	32.7	32.1	0.08	1.52	7.41	4.14	10,265
2028	1.28	10.5	17.1	0.03	0.33	1.26	0.53	3,974
Average Daily	—	—	—	—	—	—	—	—
2027	0.47	4.65	4.85	0.01	0.17	1.31	0.42	1,573
2028	3.85	2.39	3.92	0.01	0.08	0.28	0.12	876
Annual	—	—	—	—	—	—	—	—
2027	0.08	0.85	0.89	< 0.005	0.03	0.24	0.08	260
2028	0.70	0.44	0.72	< 0.005	0.01	0.05	0.02	145

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Unmit.	12.6	2.42	39.9	0.08	1.18	6.66	2.55	8,071

Daily, Winter (Max)	—	—	—	—	—	—	—	—
Unmit.	11.7	2.53	30.2	0.08	1.18	6.65	2.54	7,792
Average Daily (Max)	—	—	—	—	—	—	—	—
Unmit.	8.09	2.07	26.4	0.05	0.11	4.96	1.34	6,877
Annual (Max)	—	—	—	—	—	—	—	—
Unmit.	1.48	0.38	4.81	0.01	0.02	0.91	0.24	1,139
Exceeds (Daily Max)	—	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	150	150	55.0	—
Unmit.	No	No	No	No	No	No	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	150	150	55.0	—
Unmit.	No	No	No	No	No	No	No	—
Exceeds (Annual)	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	3,000
Unmit.	—	—	—	—	—	—	—	No

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Mobile	3.02	2.01	23.7	0.06	0.03	5.51	1.42	5,980
Area	9.59	0.41	16.2	0.02	1.15	1.15	1.13	474
Energy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380
Water	—	—	—	—	—	—	—	83.2
Waste	—	—	—	—	—	—	—	154

Refrig.	—	—	—	—	—	—	—	1.40
Total	12.6	2.42	39.9	0.08	1.18	6.66	2.55	8,071
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Mobile	2.99	2.20	22.0	0.06	0.03	5.51	1.42	5,725
Area	8.72	0.33	8.14	0.02	1.14	1.14	1.12	449
Energy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380
Water	—	—	—	—	—	—	—	83.2
Waste	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	1.40
Total	11.7	2.53	30.2	0.08	1.18	6.65	2.54	7,792
Average Daily	—	—	—	—	—	—	—	—
Mobile	2.66	1.99	20.3	0.05	0.03	4.88	1.26	5,211
Area	5.43	0.07	6.10	< 0.005	0.08	0.08	0.08	47.8
Energy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380
Water	—	—	—	—	—	—	—	83.2
Waste	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	1.40
Total	8.09	2.07	26.4	0.05	0.11	4.96	1.34	6,877
Annual	—	—	—	—	—	—	—	—
Mobile	0.49	0.36	3.70	0.01	0.01	0.89	0.23	863
Area	0.99	0.01	1.11	< 0.005	0.02	0.02	0.01	7.91
Energy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228
Water	—	—	—	—	—	—	—	13.8
Waste	—	—	—	—	—	—	—	25.4
Refrig.	—	—	—	—	—	—	—	0.23
Total	1.48	0.38	4.81	0.01	0.02	0.91	0.24	1,139

3. Construction Emissions Details

3.1. Demolition (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	2.21	19.9	18.6	0.03	0.80	0.80	0.73	3,439
Demolition	—	—	—	—	—	11.5	1.74	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.09	1.02	< 0.005	0.04	0.04	0.04	188
Demolition	—	—	—	—	—	0.63	0.10	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.20	0.19	< 0.005	0.01	0.01	0.01	31.2
Demolition	—	—	—	—	—	0.12	0.02	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.90	0.00	0.00	0.20	0.05	202
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.15	10.8	4.27	0.06	0.12	2.64	0.81	9,545
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	< 0.005	10.6

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.62	0.23	< 0.005	0.01	0.14	0.04	522
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	1.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.11	0.04	< 0.005	< 0.005	0.03	0.01	86.5

3.3. Site Preparation (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	3.48	31.3	28.7	0.05	1.52	1.52	1.40	5,315
Dust From Material Movement	—	—	—	—	—	5.66	2.69	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	3.48	31.3	28.7	0.05	1.52	1.52	1.40	5,315
Dust From Material Movement	—	—	—	—	—	5.66	2.69	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.86	0.79	< 0.005	0.04	0.04	0.04	146
Dust From Material Movement	—	—	—	—	—	0.16	0.07	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.16	0.14	< 0.005	0.01	0.01	0.01	24.1
Dust From Material Movement	—	—	—	—	—	0.03	0.01	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.06	0.06	1.05	0.00	0.00	0.23	0.05	236
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.06	0.08	0.89	0.00	0.00	0.23	0.05	223
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	< 0.005	6.21
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	1.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	3.36	29.0	29.5	0.06	1.34	1.34	1.23	6,911
Dust From Material Movement	—	—	—	—	—	2.81	1.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.80	0.81	< 0.005	0.04	0.04	0.03	189
Dust From Material Movement	—	—	—	—	—	0.08	0.03	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.15	0.15	< 0.005	0.01	0.01	0.01	31.3
Dust From Material Movement	—	—	—	—	—	0.01	< 0.005	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.08	0.10	1.15	0.00	0.00	0.29	0.07	287
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.04	3.61	1.39	0.02	0.04	0.85	0.26	3,067
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	< 0.005	7.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.10	0.04	< 0.005	< 0.005	0.02	0.01	84.1

Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	13.9

3.7. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.11	10.2	14.0	0.03	0.36	0.36	0.34	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	1.00	1.37	< 0.005	0.04	0.04	0.03	258
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.18	0.25	< 0.005	0.01	0.01	0.01	42.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.20	0.25	2.98	0.00	0.00	0.76	0.18	745
Vendor	0.02	0.66	0.31	< 0.005	< 0.005	0.17	0.05	616
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.31	0.00	0.00	0.07	0.02	74.1
Vendor	< 0.005	0.07	0.03	< 0.005	< 0.005	0.02	< 0.005	60.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.06	0.00	0.00	0.01	< 0.005	12.3
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	9.99
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.66	14.0	0.03	0.33	0.33	0.30	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.66	14.0	0.03	0.33	0.33	0.30	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.22	1.97	2.86	0.01	0.07	0.07	0.06	537
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.36	0.52	< 0.005	0.01	0.01	0.01	88.9
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.20	0.20	3.30	0.00	0.00	0.76	0.18	774
Vendor	0.01	0.61	0.29	< 0.005	< 0.005	0.17	0.05	603
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.20	0.23	2.80	0.00	0.00	0.76	0.18	732
Vendor	0.01	0.63	0.30	< 0.005	< 0.005	0.17	0.05	602
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.60	0.00	0.00	0.15	0.04	151
Vendor	< 0.005	0.13	0.06	< 0.005	< 0.005	0.03	0.01	123
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.11	0.00	0.00	0.03	0.01	25.1
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	< 0.005	20.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	6.63	9.91	0.01	0.26	0.26	0.24	1,516
Paving	1.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.18	0.27	< 0.005	0.01	0.01	0.01	41.5
Paving	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.05	< 0.005	< 0.005	< 0.005	< 0.005	6.88
Paving	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.85	0.00	0.00	0.20	0.05	198
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	< 0.005	5.23
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.87
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.08	1.49	< 0.005	0.02	0.02	0.02	179
Architectural Coatings	64.5	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	< 0.005	< 0.005	9.79
Architectural Coatings	3.54	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	1.62
Architectural Coatings	0.65	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.66	0.00	0.00	0.15	0.04	155
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	< 0.005	8.15

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	1.35
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Trenching (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	3.33	4.89	0.01	0.10	0.10	0.09	775
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.13	< 0.005	< 0.005	< 0.005	< 0.005	21.2
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	< 0.005	3.52
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.64	0.00	0.00	0.16	0.04	159

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	4.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.73
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	3.02	2.01	23.7	0.06	0.03	5.51	1.42	5,980
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.02	2.01	23.7	0.06	0.03	5.51	1.42	5,980
Daily, Winter (Max)	—	—	—	—	—	—	—	—

Single Family Housing	2.99	2.20	22.0	0.06	0.03	5.51	1.42	5,725
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.99	2.20	22.0	0.06	0.03	5.51	1.42	5,725
Annual	—	—	—	—	—	—	—	—
Single Family Housing	0.49	0.36	3.70	0.01	0.01	0.89	0.23	863
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.49	0.36	3.70	0.01	0.01	0.89	0.23	863

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	1,369
Parking Lot	—	—	—	—	—	—	—	10.9
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00

Total	—	—	—	—	—	—	—	1,380
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	1,369
Parking Lot	—	—	—	—	—	—	—	10.9
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	1,380
Annual	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	227
Parking Lot	—	—	—	—	—	—	—	1.81
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	228

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Single Family Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Hearths	4.18	0.33	8.14	0.02	1.14	1.14	1.12	449
Consumer Products	4.19	—	—	—	—	—	—	—
Architectural Coatings	0.35	—	—	—	—	—	—	—

Landscape Equipment	0.87	0.07	8.09	< 0.005	0.01	0.01	0.01	24.8
Total	9.59	0.41	16.2	0.02	1.15	1.15	1.13	474
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Hearths	4.18	0.33	8.14	0.02	1.14	1.14	1.12	449
Consumer Products	4.19	—	—	—	—	—	—	—
Architectural Coatings	0.35	—	—	—	—	—	—	—
Total	8.72	0.33	8.14	0.02	1.14	1.14	1.12	449
Annual	—	—	—	—	—	—	—	—
Hearths	0.05	< 0.005	0.10	< 0.005	0.01	0.01	0.01	5.09
Consumer Products	0.76	—	—	—	—	—	—	—
Architectural Coatings	0.06	—	—	—	—	—	—	—
Landscape Equipment	0.11	0.01	1.01	< 0.005	< 0.005	< 0.005	< 0.005	2.81
Total	0.99	0.01	1.11	< 0.005	0.02	0.02	0.01	7.91

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	83.2
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	83.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	83.2
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	83.2
Annual	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	13.8
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	13.8

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	154
Parking Lot	—	—	—	—	—	—	—	0.00

Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	154
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	154
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	154
Annual	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	25.4
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	25.4

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	1.40
Total	—	—	—	—	—	—	—	1.40
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	1.40
Total	—	—	—	—	—	—	—	1.40
Annual	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	0.23
Total	—	—	—	—	—	—	—	0.23

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

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

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	9/1/2027	9/29/2027	5.00	20.0	—
Site Preparation	Site Preparation	9/30/2027	10/14/2027	5.00	10.0	—
Grading	Grading	10/29/2027	11/11/2027	5.00	10.0	—
Building Construction	Building Construction	11/12/2027	4/13/2028	5.00	110	—
Paving	Paving	4/14/2028	4/27/2028	5.00	10.0	—
Architectural Coating	Architectural Coating	4/28/2028	5/25/2028	5.00	20.0	—
Trenching	Trenching	10/15/2027	10/28/2027	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Crawler Tractors	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Crawler Tractors	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Trenching	Dumpers/Tenders	Diesel	Average	1.00	8.00	16.0	0.38
Trenching	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Trenching	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Trenching	Skid Steer Loaders	Diesel	Average	1.00	8.00	71.0	0.37

Trenching	Tractors/Loaders/Back	Diesel	Average	1.00	8.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	136	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	22.5	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	43.8	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	58.5	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	19.3	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2

Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	11.7	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	12.5	18.5	LDA,LDT1,LDT2
Trenching	Vendor	—	10.2	HHDT,MHDT
Trenching	Hauling	0.00	20.0	HHDT
Trenching	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	394,535	131,512	0.00	0.00	15,290

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)

Demolition	0.00	0.00	0.00	10,888	—
Site Preparation	—	—	35.0	0.00	—
Grading	3,503	—	10.0	0.00	—
Paving	0.00	0.00	0.00	0.00	7.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.97	0%
Parking Lot	0.30	100%
Other Asphalt Surfaces	2.45	100%
Other Asphalt Surfaces	1.15	100%
Single Family Housing	0.18	0%
Other Non-Asphalt Surfaces	1.95	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	0.00	532	0.03	< 0.005
2028	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	830	834	746	298,762	6,243	6,276	5,614	2,247,449
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Single Family Housing	77.0	192	151	37,952	579	1,444	1,136	285,493
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	104
Wood Fireplaces	1
Gas Fireplaces	14
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	2

Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	1
Non-Catalytic Wood Stoves	1
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
394534.8	131,512	0.00	0.00	15,290

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	1,324,411	346	0.0330	0.0040	0.00
Parking Lot	11,448	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00

Single Family Housing	110,322	346	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	3,280,094	1,951,984
Parking Lot	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Single Family Housing	596,381	3,212,356
Other Non-Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	69.0	—
Parking Lot	0.00	—
Other Asphalt Surfaces	0.00	—
Other Asphalt Surfaces	0.00	—
Single Family Housing	12.5	—
Other Non-Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.4	annual days of extreme heat
Extreme Precipitation	6.20	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2

Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	82.5
AQ-PM	71.7
AQ-DPM	72.2
Drinking Water	37.9
Lead Risk Housing	72.4
Pesticides	0.00
Toxic Releases	71.5
Traffic	46.8
Effect Indicators	—
CleanUp Sites	18.7
Groundwater	41.0

Haz Waste Facilities/Generators	43.3
Impaired Water Bodies	0.00
Solid Waste	72.4
Sensitive Population	—
Asthma	51.0
Cardio-vascular	48.5
Low Birth Weights	40.9
Socioeconomic Factor Indicators	—
Education	67.1
Housing	15.5
Linguistic	55.1
Poverty	38.9
Unemployment	41.8

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	66.13627615
Employed	47.36301809
Median HI	56.12729373
Education	—
Bachelor's or higher	26.30565892
High school enrollment	100
Preschool enrollment	67.02168613
Transportation	—
Auto Access	81.29090209
Active commuting	42.44835108

Social	—
2-parent households	40.40805851
Voting	38.52175029
Neighborhood	—
Alcohol availability	37.08456307
Park access	42.33286283
Retail density	64.55793661
Supermarket access	82.06082382
Tree canopy	15.11612986
Housing	—
Homeownership	69.11330681
Housing habitability	73.75850122
Low-inc homeowner severe housing cost burden	59.822918
Low-inc renter severe housing cost burden	83.61349929
Uncrowded housing	25.95919415
Health Outcomes	—
Insured adults	54.27948159
Arthritis	0.0
Asthma ER Admissions	62.8
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	16.4
Cognitively Disabled	16.7
Physically Disabled	28.8

Heart Attack ER Admissions	69.7
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	79.5
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	44.4
Elderly	73.9
English Speaking	40.6
Foreign-born	56.7
Outdoor Workers	19.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	29.1
Traffic Density	50.9
Traffic Access	23.0
Other Indices	—
Hardship	65.3
Other Decision Support	—
2016 Voting	30.0

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	56.0
Healthy Places Index Score for Project Location (b)	56.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Adjusted based on information provided on the Site Plan.
Construction: Construction Phases	The construction start date and operational date were provided by the client.
Construction: Off-Road Equipment	Added typical equipment used for trenching. Assumed all construction will be utilized 8 hours per work day. Replaced Tractors/Loaders/Backhoes with Crawler Tractors in the Site Preparation and Grading Phases.
Operations: Vehicle Data	Adjusted the weekday, Saturday, and Sunday trip rates to match the ITE 11th Edition Trip Rates for Single-Family Detached Housing (ITE Land Use Code 210) for 88 units and affordable housing (ITE Land Use Code 223) for the 16 affordable units.
Operations: Hearths	Fireplaces and Wood Stoves are removed in accordance with SCAQMD Rule 445. All other fireplaces were removed as the project does not propose them.

Construction: Dust From Material Movement	Adjusted based on the grading information provided on the site plan.
Operations: Energy Use	Since the Project does not include natural gas, the estimated natural gas consumption is converted to electricity-equivalent using a factor of 0.18 and added to the proposed Project's electricity consumption based on the American Gas Association (AGA) 2022, Comparison of Home Appliance Energy Use, Operating Costs, and Carbon Dioxide Emissions – 2022 Update.

Attachment B – Detailed Calculation Sheets

Construction Emissions

Construction Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
2027 (Year 1)						
Demolition	**2.27**	**19.95**	**19.53**	**0.03**	**12.50**	**2.52**
Off-Road	2.21	19.90	18.63	0.03	0.80	0.73
Onsite Truck					11.51	1.74
Off-Site (Worker Trip)	0.05	0.05	0.90	0.00	0.20	0.05
Site Preparation	**3.54**	**31.33**	**29.78**	**0.05**	**7.41**	**4.14**
Off-Road	3.48	31.27	28.72	0.05	1.52	1.40
Onsite Truck					5.66	2.69
Off-Site (Worker Trip)	0.06	0.06	1.05	0.00	0.23	0.05
Grading	**3.49**	**32.75**	**32.06**	**0.08**	**5.29**	**2.56**
Off-Road	3.36	29.04	29.53	0.06	1.34	1.23
Dust From Material Movement					2.81	1.00
Off-Site (Worker Trip)	0.08	0.10	1.15	0.00	0.29	0.07
Off-Site (Hauling Trip)	0.04	3.61	1.39	0.02	0.85	0.26
Building Construction	**1.33**	**11.09**	**17.32**	**0.03**	**1.30**	**0.56**
Off-Road	1.11	10.17	14.04	0.03	0.36	0.34
Onsite Truck	0.00	0.00	0.00	0.00	0.00	0.00
Off-Site (Worker Trip)	0.20	0.25	2.98	0.00	0.76	0.18
Off-Site (Vendor Trip)	0.02	0.66	0.31	0.00	0.17	0.05
Maximum Daily Emissions (2027)	***3.54***	***32.75***	***32.06***	***0.08***	***12.50***	***4.14***
2028(Year 2)						
Building Construction	**1.28**	**10.47**	**17.63**	**0.03**	**1.26**	**0.53**
Off-Road	1.07	9.66	14.04	0.03	0.33	0.30
Onsite Truck	0.00	0.00	0.00	0.00	0.00	0.00
Off-Site (Worker Trip)	0.20	0.20	3.30	0.00	0.76	0.18
Off-Site (Vendor Trip)	0.01	0.61	0.29	0.00	0.17	0.05
Paving	**1.76**	**6.69**	**10.76**	**0.01**	**0.45**	**0.28**
Off-Road	0.69	6.63	9.91	0.01	0.26	0.24
Paving	1.02					
Off-Site (Worker Trip)	0.05	0.06	0.85	0.00	0.20	0.05
Architectural Coating	**64.70**	**1.12**	**2.15**	**0.00**	**0.17**	**0.05**
Off-Road	0.14	1.08	1.49	0.00	0.02	0.02
Architectural Coating	64.52					
Off-Site (Worker Trip)	0.04	0.04	0.66	0.00	0.15	0.04
Trenching	**0.39**	**3.39**	**5.53**	**0.01**	**0.26**	**0.13**
Off-Road	0.34	3.33	4.89	0.01	0.10	0.09
Onsite Truck	0.00	0.00	0.00	0.00	0.00	0.00
Off-Site (Vendor Trip)	0.00	0.00	0.00	0.00	0.00	0.00
Off-Site (Worker Trip)	0.04	0.05	0.64	0.00	0.16	0.04
Maximum Daily Emissions (2027)	***64.70***	***10.47***	***17.63***	***0.03***	***1.26***	***0.53***
Maximum Daily Emissions	**64.70**	**32.75**	**32.06**	**0.08**	**12.50**	**4.14**
SCAQMD Thresholds	*75*	100	*550*	150	150	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gases, NOx = nitrogen oxides, CO = carbon monoxide, SOx = sulfur oxides, PM_{10} = particulate matter 10 microns in diameter, $PM_{2.5}$ = particulate matter 2.5 microns in diameter

Source: CalEEMod Output Sheets.

Operational Emissions

Operational Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	**NOx**	**CO**	**SOx**	**PM_{10}**	**$PM_{2.5}$**
Mobile	3.02	2.01	23.71	0.06	5.51	1.42
Area	9.59	0.41	16.23	0.02	1.15	1.13
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Total Operational Emissions	**12.61**	**2.42**	**39.94**	**0.08**	**6.66**	**2.55**
Existing Operational Emissions	4.24	2.50	29.12	0.06	5.05	1.31
NetOperational Emissions	**8.37**	**(0.08)**	**10.82**	**0.02**	**1.61**	**1.24**
SCAQMD Significance Thresholds	*55*	*55*	*550*	150	150	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

<0.01

Construction Equipment Modeled in CalEEMod and Acres Disturbed Per Day

Activity	Equipment Type	Equipment Quantity	Operating Hours per Day	Acres Disturbed per Piece of Equipment per Day	Acres Disturbed per Day
Demolition	Rubber Tired Dozers	2	8	0.5	1
	Excavators	3	8	0.5	1.5
	Concrete/Industrial Saws	1	8	0.5	0.5
				Total Acres Disturbed Per Day	**2.5**
Site Preparation	Rubber Tired Dozers	3	8	0.5	1.5
	Crawler Tractors	4	8	0.5	0.5
				Total Acres Disturbed Per Day	**2**
Grading	Graders	1	8	0.5	0.5
	Excavators	2	8	0.5	1
	Crawler Tractors	3	8	0.5	1.5
	Rubber Tired Dozers	1	8	0.5	0.5
	Scrapers	2	8	0.5	1
				Total Acres Disturbed Per Day	4.5
				Maximum Acres Disturbed Per Day	**4.5**

Source: CalEEMod Output Sheets.

Localized Construction Emission Estimates

Construction Activity	Maximum Daily Localized Emissions (pounds/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
2027(Year 1)				
Demolition	19.90	18.63	12.31	2.48
Site Preparation	31.27	28.72	7.19	4.09
Grading	29.04	29.53	4.15	2.23
Building Construction	10.17	14.04	0.36	0.34
Maximum On-site Emission (2027)	***31.27***	***29.53***	***12.31***	***4.09***
2028 (Year 2)				
Building Construction	9.66	14.04	0.33	0.30
Paving	7.65	9.91	0.26	0.24
Architectural Coating	65.60	1.49	0.02	0.02
Trenching	3.33	4.89	0.10	0.09
Maximum On-site Emission (2028)	***65.60***	***14.04***	***0.33***	***0.30***
Maximum Daily Emissions	**65.60**	**29.53**	**12.31**	**4.09**
SCAQMD Screening Thresholds	190.50	1603.00	12.80	7.50
Threshold Exceeded?	**No**	**No**	**No**	**No**

Construction Equipment Fuel Usage (Off-Road)

Activity	Equipment	Number	Hours per day	Horse-power	Load Factor	Days of Construction	Total Horsepower-hours	Fuel Rate (gal/hp-hr)	Fuel Use (gallons)	
Demolition	Rubber Tired Dozers	2	8	367	0.4	20	46,976	0.050796639	2,386	
	Excavators	3	8	36	0.38	20	6,566	0.051445231	338	
	Concrete/Industrial Saws	1	8	33	0.73	20	3,854	0.041911364	162	
Site Preparation	Rubber Tired Dozers	3	8	367	0.4	10	35,232	0.050796639	1,790	
	Crawler Tractors	4	8	84	0.37	10	9,946	0.050973456	507	
Grading	Graders	1	8	148	0.41	10	4,854	0.050739449	246	
	Excavators	2	8	36	0.38	10	2,189	0.051445231	113	
	Crawler Tractors	3	8	84	0.37	10	7,459	0.050973456	380	
	Rubber Tired Dozers	1	8	367	0.4	10	11,744	0.050796639	597	
	Scrapers	2	8	423	0.48	10	32,486	0.050581015	1,643	
Building Construction	Forklifts	3	8	82	0.2	110	43,296	0.052915644	2,291	0.254535791
	Generator Sets	1	8	14	0.74	110	9,117	0.078388369	715	0.266774116
	Cranes	1	8	367	0.29	110	93,658	0.050717736	4,750	0.155044545
	Welders	1	8	46	0.45	110	18,216	0.031768406	579	
	Tractors/Loaders/Backhoes	3	8	84	0.37	110	82,051	0.052983961	4,347	
Paving	Pavers	2	8	81	0.42	10	5,443	0.051631034	281	
	Paving Equipment	2	8	89	0.36	10	5,126	0.051165267	262	
	Rollers	2	8	36	0.38	10	2,189	0.052248245	114	
Architectual Coating	Air Compressors	1	8	37	0.48	20	2,842	0.030013953	85	
Trenching	Dumpers/Tenders	1	8	16	0.38	10	486	0.377975577	184	
	Excavators	1	8	36	0.38	10	1,094	0.051445231	56	
	Plate Compactors	1	8	8	0.43	10	275	0.051292256	14	
	Skid Steer Loaders	1	8	71	0.37	10	2,102	0.055480866	117	
	Tractors/Loaders/Backhoes	1	8	84	0.37	10	2,486	0.052983961	132	
								Total	**19,203**	

Source: Fuel Calculation Sheets (see Attachment C)

Model Output: OFFROAD2021 (v1.0.9) Emissions Inventory
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Year: 2027
Scenario: All Adopted Rules - Exhaust
Vehicle Classification: OFFROAD2021 Equipment Types
Units: tons/day for Emissions, gallons/year for Fuel, hours/year for Activity, Horsepower-hours/year for Horsepower-hours

Region	Calendar Year	Vehicle Category	Model Year	Horsepower B	Fuel	Fuel Consur	Horsepower_Hours_I	Fuel Rate	
Los Angeles (SC)	2027	Construction and Mining - Rubber Tired Dozers	Aggregate	Aggregate	Diesel	218080.2	4293201.32	0.050797	
Los Angeles (SC)	2027	Construction and Mining - Tractors/Loaders/Backhoes	Aggregate	Aggregate	Diesel	5332963.5	100652411.9	0.052984	
Los Angeles (SC)	2027	Construction and Mining - Graders	Aggregate	Aggregate	Diesel	791442.01	15598159.29	0.050739	
Los Angeles (SC)	2027	Construction and Mining - Excavators	Aggregate	Aggregate	Diesel	5475092.8	106425661.1	0.051445	
Los Angeles (SC)	2027	Construction and Mining - Scrapers	Aggregate	Aggregate	Diesel	2218684.3	43863973.98	0.050581	
Los Angeles (SC)	2027	Industrial - Forklifts	Aggregate	Aggregate	Diesel	3078158.7	58171051.73	0.052916	
Los Angeles (SC)	2027	Light Commercial - Misc - Generator Sets	Aggregate	Aggregate	Diesel	1153882.6	14720074.05	0.078388	
Los Angeles (SC)	2027	Construction and Mining - Cranes	Aggregate	Aggregate	Diesel	590111.41	11635208.01	0.050718	
Los Angeles (SC)	2027	Light Commercial - Misc - Welders	Aggregate	Aggregate	Diesel	1276934	40195092.1	0.031768	
Los Angeles (SC)	2027	Construction and Mining - Pavers	Aggregate	Aggregate	Diesel	352657.09	6830331.712	0.051631	
Los Angeles (SC)	2027	Construction and Mining - Paving Equipment	Aggregate	Aggregate	Diesel	389446.33	7611537.18	0.051165	
Los Angeles (SC)	2027	Construction and Mining - Rollers	Aggregate	Aggregate	Diesel	925778.16	17718837.53	0.052248	
Los Angeles (SC)	2027	Light Commercial - Misc - Air Compressors	Aggregate	Aggregate	Diesel	246101.23	8199560.75	0.030014	
Los Angeles (SC)	2027	Construction and Mining - Misc - Concrete/Industrial Saws	Aggregate	Aggregate	Diesel	9520.95	227168.7	0.041911	
Los Angeles (SC)	2027	Construction and Mining - Crawler Tractors	Aggregate	Aggregate	Diesel	1740314	34141574.27	0.050973	
Los Angeles (SC)	2027	Construction and Mining - Off-Highway Trucks	Aggregate	Aggregate	Diesel	2360412.8	46643651.22	0.050605	
Los Angeles (SC)	2027	Construction and Mining - Misc - Cement And Mortar Mixers	Aggregate	Aggregate	Diesel	2381.9279	1451.493721	1.641018	46352.02
Los Angeles (SC)	2027	Light Commercial - Misc - Pumps	Aggregate	Aggregate	Diesel	637590.73	8615379.7	0.074006	
Los Angeles (SC)	2027	Construction and Mining - Misc - Dumpers/Tenders	Aggregate	Aggregate	Gasoline	12656.55	33485.1	0.377976	
Los Angeles (SC)	2027	Construction and Mining - Skid Steer Loaders	Aggregate	Aggregate	Diesel	1878751.9	33863060.86	0.055481	
Los Angeles (SC)	2027	Construction and Mining - Other Construction Equipment	Aggregate	Aggregate	Diesel	1128824.2	22007693.01	0.051292	

Construction On-Road Fuel Consumption

Construction Source	Total Trips	VMT	Fuel Rate (Miles/Gallons)	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Haul Trucks	6,320.0	126400.0	6.4	19,801.5	-
Vendor Trucks	4,252.2	43372.0	7.8	5,538.5	-
Worker Vehicles	15,158.3	280428.9	23.5	-	11,923.7
			Total	**25,340.1**	**11,923.7**

Source: CalEEMod Output Sheets (see Attachment B)

5.3. Construction Vehicles

5.3.1 Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition				
Demolition	Worker	15	18.5	LDA,LDT1,LDT2
Demolition	Vendor		10.2	HHDT,MHDT
Demolition	Hauling	136.1	20	HHDT
Demolition	Onsite truck			HHDT
Site Preparation				
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor		10.2	HHDT,MHDT
Site Preparation	Hauling	0	20	HHDT
Site Preparation	Onsite truck			HHDT
Grading				
Grading	Worker	22.5	18.5	LDA,LDT1,LDT2
Grading	Vendor		10.2	HHDT,MHDT
Grading	Hauling	43.8	20	HHDT
Grading	Onsite truck			HHDT
Building Construction				
Building Construction	Worker	58.47948	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	19.3280066	10.2	HHDT,MHDT
Building Construction	Hauling	0	20	HHDT
Building Construction	Onsite truck			HHDT
Paving				
Paving	Worker	15	18.5	LDA,LDT1,LDT2
Paving	Vendor		10.2	HHDT,MHDT
Paving	Hauling	0	20	HHDT
Paving	Onsite truck			HHDT
Architectural Coating				
Architectural Coating	Worker	11.695896	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor		10.2	HHDT,MHDT
Architectural Coating	Hauling	0	20	HHDT
Architectural Coating	Onsite truck			HHDT
Trenching	Worker	12.5	18.5	LDA,LDT1,LDT2
Trenching	Vendor		10.2	HHDT,MHDT
Trenching	Hauling	0	20	HHDT
Trenching	Onsite truck			HHDT

	Duration(days)	
Dem	20	
SP	10	
GR	10	
BC	110	
PV	10	
C	20	
T	10	
	Weighted Vendor	
MHD	8.87	0.581581
HHD	6.38	0.418419
	Weighted Worker	
LDA	25.98	0.370434
LDT1	22.01	0.313952
LDT2	22.13	0.315614
	70.12	

Source: EMFAC2021 (v1.0.2) Emissions Inventory
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Year: 2027 2026 Construction start year
Season: Annual
Vehicle Classification: EMFAC2007 Categories

Units: miles/day for CVMT an	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	VMT	Fuel Consu	Fuel Rate	
Los Angeles (SC)	2027	MHDT	Aggregate	Aggregate	Diesel	2185553	246.3286	8.87	100%
Los Angeles (SC)	2027	HHDT	Aggregate	Aggregate	Diesel	5723677	896.6588	6.38	100%
						Weighted Vendor		7.830992	

Source: EMFAC2021 (v1.0.2) Emissions Inventory
Region Type: Sub-Area
Region: Los Angeles (SC)
Calendar Year: 2027
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for CVMT and EVMT, trips/day for Trips, kWh/day for Energy Consumption, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	VMT	Fuel Consumption		
Los Angeles (SC)		LDA	Aggregate	Aggregate	Gasoline	73647752	2835.302	25.98	100%
Los Angeles (SC)		LDT1	Aggregate	Aggregate	Gasoline	8128463	369.2296	22.01	100%
Los Angeles (SC)		LDT2	Aggregate	Aggregate	Gasoline	52576498	2375.675	22.13	100%
						SP From Vehicle Splits		23.51859	

Construction Fuel Consumption Summary

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	25,340.1	11,923.7
Off-Road Construction Equipment	19,203.0	-
Total	**44,543.1**	**11,923.7**
Countywide	3,541,000.0	1,997,217,465.3
Percentage Increase	**1.2579%**	**0.0006%**

Model Output: OFFROAD2021 (v1.0.5) Emissions Inventory
Region Type: County
Region: Riverside
Calendar Year: 2027
Scenario: All Adopted Rules - Exhaust
Vehicle Classification: OFFROAD2021 Equipment Types
Units: tons/day for Emissions, gallons/year for Fuel, hours/year for Activity, Horsepower-hours/year for Horsepower-hours

Region	Calendar Year	Vehicle Category	Model Yea	Horsepow	Fuel	Fuel Consur	Total_Activity_I	Total_Pop	Horsepower_Hours_hhpy
Los Angeles (SC)	2027	Construction and Mining - Bore/Drill Rigs	Aggregate	Aggregate	Diesel	676304.23	202106.3044	201.9846	13247255
Los Angeles (SC)	2027	Construction and Mining - Bucket	Aggregate	Aggregate	Diesel	15789.222	6095.22911	8.534801	305807.5
Los Angeles (SC)	2027	Construction and Mining - Compactor	Aggregate	Aggregate	Diesel	25694.258	9924.8161	13.99209	503767.6
Los Angeles (SC)	2027	Construction and Mining - Concrete Mixer	Aggregate	Aggregate	Diesel	2381.9279	1451.493721	2.378551	46352.02
Los Angeles (SC)	2027	Construction and Mining - Concrete Pump	Aggregate	Aggregate	Diesel	24239.819	8318.017529	10.35422	476369.3
Los Angeles (SC)	2027	Construction and Mining - Crane less than 3Ston	Aggregate	Aggregate	Diesel	11670.271	5747.03087	24.63416	225643.6
Los Angeles (SC)	2027	Construction and Mining - Cranes	Aggregate	Aggregate	Diesel	590111.41	138952.4306	540.2236	11635208
Los Angeles (SC)	2027	Construction and Mining - Crawler Tractors	Aggregate	Aggregate	Diesel	1740314	526813.4718	845.7462	34141574
Los Angeles (SC)	2027	Construction and Mining - Crushing/Processing Equipment	Aggregate	Aggregate	Diesel	91904.447	24773.78117	34.41903	1812278
Los Angeles (SC)	2027	Construction and Mining - Excavators	Aggregate	Aggregate	Diesel	5475092.8	2377418.663	3190.829	1.06E+08
Los Angeles (SC)	2027	Construction and Mining - Graders	Aggregate	Aggregate	Diesel	791442.01	257611.9087	495.4169	15598159
Los Angeles (SC)	2027	Construction and Mining - Hopper Tractor Trailer	Aggregate	Aggregate	Diesel	1553.9961	399.1206487	0.559659	30745.47
Los Angeles (SC)	2027	Construction and Mining - Misc - Asphalt Pavers	Aggregate	Aggregate	Gasoline	37654.05	9636	69.46484	407427.6
Los Angeles (SC)	2027	Construction and Mining - Misc - Bore/Drill Rigs	Aggregate	Aggregate	Gasoline	24884.55	3525.9	66.49724	303935.5
Los Angeles (SC)	2027	Construction and Mining - Misc - Bore/Drill Rigs	Aggregate	Aggregate	Diesel	168.7	0	27.49317	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Cement And Mortar Mixers	Aggregate	Aggregate	Gasoline	118972	0	6484.369	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Cement And Mortar Mixers	Aggregate	Aggregate	Diesel	243.9	0	188.6546	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Concrete/Industrial Saws	Aggregate	Aggregate	Gasoline	164673.85	17563.8	942.5412	813085
Los Angeles (SC)	2027	Construction and Mining - Misc - Concrete/Industrial Saws	Aggregate	Aggregate	Diesel	9520.95	6883.9	17.58056	227168.7
Los Angeles (SC)	2027	Construction and Mining - Misc - Cranes	Aggregate	Aggregate	Gasoline	20899.9	7139.4	17.14	451731.3
Los Angeles (SC)	2027	Construction and Mining - Misc - Crushing/Proc. Equipment	Aggregate	Aggregate	Gasoline	818	0	5.743014	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Dumpers/Tenders	Aggregate	Aggregate	Gasoline	12656.55	507.35	436.7533	33485.1
Los Angeles (SC)	2027	Construction and Mining - Misc - Dumpers/Tenders	Aggregate	Aggregate	Diesel	19.7	0	7.971643	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Excavators	Aggregate	Aggregate	Diesel	141	0	12.49994	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Other	Aggregate	Aggregate	Gasoline	31780.55	5792.55	26.4227	729861.3
Los Angeles (SC)	2027	Construction and Mining - Misc - Other	Aggregate	Aggregate	Diesel	524.7	0	120.4502	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Pavers	Aggregate	Aggregate	Diesel	37.1	0	4.945859	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Paving Equipment	Aggregate	Aggregate	Gasoline	229300.2	9526.5	4670.828	409216.1
Los Angeles (SC)	2027	Construction and Mining - Misc - Paving Equipment	Aggregate	Aggregate	Diesel	62.8	0	12.24551	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Plate Compactors	Aggregate	Aggregate	Gasoline	81562	0	2548.368	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Plate Compactors	Aggregate	Aggregate	Diesel	176	0	109.1549	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Rollers	Aggregate	Aggregate	Gasoline	122652.6	19954.55	502.6519	1233200
Los Angeles (SC)	2027	Construction and Mining - Misc - Rollers	Aggregate	Aggregate	Diesel	1078	0	330.2655	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Rough Terrain Forklifts	Aggregate	Aggregate	Gasoline	147357.8	28915.3	70.04	2440324
Los Angeles (SC)	2027	Construction and Mining - Misc - Rubber Tired Loaders	Aggregate	Aggregate	Gasoline	78080.8	21823.35	44.03754	1479944
Los Angeles (SC)	2027	Construction and Mining - Misc - Rubber Tired Loaders	Aggregate	Aggregate	Diesel	25.8	0	3.24988	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Signal Boards	Aggregate	Aggregate	Gasoline	2315.8	0	30.64483	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Signal Boards	Aggregate	Aggregate	Diesel	6951.15	2540.4	959.1974	93994.8
Los Angeles (SC)	2027	Construction and Mining - Misc - Skid Steer Loaders	Aggregate	Aggregate	Gasoline	274728.35	75427.25	601.3873	3769019
Los Angeles (SC)	2027	Construction and Mining - Misc - Skid Steer Loaders	Aggregate	Aggregate	Diesel	7200	0	1276.554	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Surfacing Equipment	Aggregate	Aggregate	Gasoline	99080	0	1242.54	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Tampers/Rammers	Aggregate	Aggregate	Gasoline	13384	0	745.3353	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Tractors/Loaders/Backhoes	Aggregate	Aggregate	Gasoline	50070.7	17096.6	23.29807	1077086
Los Angeles (SC)	2027	Construction and Mining - Misc - Tractors/Loaders/Backhoes	Aggregate	Aggregate	Diesel	673	0	91.9028	0
Los Angeles (SC)	2027	Construction and Mining - Misc - Trenchers	Aggregate	Aggregate	Gasoline	228514	54377.7	521.3629	2119351
Los Angeles (SC)	2027	Construction and Mining - Misc - Trenchers	Aggregate	Aggregate	Diesel	906	0	142.9413	0
Los Angeles (SC)	2027	Construction and Mining - Nurse Rig Other	Aggregate	Aggregate	Diesel	145.42285	96.23827321	0.139915	2856.447
Los Angeles (SC)	2027	Construction and Mining - Off-Highway Tractors	Aggregate	Aggregate	Diesel	985662.05	421416.1302	386.0009	19134764
Los Angeles (SC)	2027	Construction and Mining - Off-Highway Trucks	Aggregate	Aggregate	Diesel	2360412.8	354473.9647	344.0215	46643651
Los Angeles (SC)	2027	Construction and Mining - Other Construction Equipment	Aggregate	Aggregate	Diesel	1128824.2	370790.176	694.9505	22007693
Los Angeles (SC)	2027	Construction and Mining - Other Material Handling Equipme	Aggregate	Aggregate	Diesel	347315.11	111843.1696	181.0915	6796558
Los Angeles (SC)	2027	Construction and Mining - Pavers	Aggregate	Aggregate	Diesel	352657.09	155394.935	224.3262	6830332
Los Angeles (SC)	2027	Construction and Mining - Paving Equipment	Aggregate	Aggregate	Diesel	389446.33	150222.4234	233.724	7611537
Los Angeles (SC)	2027	Construction and Mining - Rollers	Aggregate	Aggregate	Diesel	925778.16	635474.7555	1132.506	17718838
Los Angeles (SC)	2027	Construction and Mining - Rough Terrain Forklifts	Aggregate	Aggregate	Diesel	1150105.7	707042.9997	1291.847	22106957
Los Angeles (SC)	2027	Construction and Mining - Rubber Tired Dozers	Aggregate	Aggregate	Diesel	218080.2	52399.63744	70.38946	4293201
Los Angeles (SC)	2027	Construction and Mining - Rubber Tired Loaders	Aggregate	Aggregate	Diesel	4022200.1	1261151.092	1484.45	79117582
Los Angeles (SC)	2027	Construction and Mining - Scrapers	Aggregate	Aggregate	Diesel	2218684.3	404579.1803	744.0186	43863974
Los Angeles (SC)	2027	Construction and Mining - Skid Steer Loaders	Aggregate	Aggregate	Diesel	1878751.9	1549768.48	2760.566	33863061
Los Angeles (SC)	2027	Construction and Mining - Spray Truck	Aggregate	Aggregate	Diesel	23130.647	10379.47039	14.55152	447739.8
Los Angeles (SC)	2027	Construction and Mining - Spreader Tractor Trailer	Aggregate	Aggregate	Diesel	2925.9559	718.7297479	1.399148	57511.85
Los Angeles (SC)	2027	Construction and Mining - Spreader Truck	Aggregate	Aggregate	Diesel	18081.843	4825.799669	6.296164	353008.5
Los Angeles (SC)	2027	Construction and Mining - Surfacing Equipment	Aggregate	Aggregate	Diesel	186367.54	40115.5712	66.09326	3668783
Los Angeles (SC)	2027	Construction and Mining - Tank Truck	Aggregate	Aggregate	Diesel	39366.803	10972.2083	12.17258	776400.4
Los Angeles (SC)	2027	Construction and Mining - Tanker Truck Trailer	Aggregate	Aggregate	Diesel	2994.3681	1524.173576	1.818892	57431.82
Los Angeles (SC)	2027	Construction and Mining - Telescopic Handler	Aggregate	Aggregate	Diesel	78526.533	45611.06451	99.89914	1502852
Los Angeles (SC)	2027	Construction and Mining - Tractors/Loaders/Backhoes	Aggregate	Aggregate	Diesel	5332963.5	3056144.634	4765.272	1.01E+08
Los Angeles (SC)	2027	Construction and Mining - Trenchers	Aggregate	Aggregate	Diesel	186145.01	117252.6504	211.7426	3525180
Los Angeles (SC)	2027	Construction and Mining - Vacuum Truck	Aggregate	Aggregate	Diesel	60131.127	20661.06542	27.98295	1177796
Los Angeles (SC)	2027	Construction and Mining - Water Truck	Aggregate	Aggregate	Diesel	179861.34	36613.39094	47.44801	3546900
Los Angeles (SC)	2027	Industrial - Aerial Lifts	Aggregate	Aggregate	Diesel	694018.51	638280.0373	2211.263	12557002
Los Angeles (SC)	2027	Industrial - Boom	Aggregate	Aggregate	Diesel	687230.93	671574.4199	1259.587	12330653
Los Angeles (SC)	2027	Industrial - Forklifts	Aggregate	Aggregate	Diesel	3078158.7	1993562.478	6242.705	58171052
Los Angeles (SC)	2027	Industrial - Garbage Refuse	Aggregate	Aggregate	Diesel	33234.69	5024.265876	5.785843	656250.1
Los Angeles (SC)	2027	Industrial - Garbage Transfer	Aggregate	Aggregate	Diesel	5997.0719	1078.251833	1.157169	118746
Los Angeles (SC)	2027	Industrial - Misc - Aerial Lifts	Aggregate	Aggregate	Gasoline	650523.4	258960.2	1173.86	12948010
Los Angeles (SC)	2027	Industrial - Misc - Aerial Lifts	Aggregate	Aggregate	Diesel	992	0	462.3852	0
Los Angeles (SC)	2027	Industrial - Misc - Aerial Lifts	Aggregate	Aggregate	Nat Gas	14630	0	239.1621	0
Los Angeles (SC)	2027	Industrial - Misc - Forklifts	Aggregate	Aggregate	Gasoline	20482563	9985691.9	5546.128	6.58E+08
Los Angeles (SC)	2027	Industrial - Misc - Forklifts	Aggregate	Aggregate	Nat Gas	52681994	23685795.35	13155.42	1.56E+09
Los Angeles (SC)	2027	Industrial - Misc - Other General Industrial Equipment	Aggregate	Aggregate	Gasoline	279685.75	111120.6	759.4557	5022929
Los Angeles (SC)	2027	Industrial - Misc - Other General Industrial Equipment	Aggregate	Aggregate	Diesel	774	0	95.18395	0
Los Angeles (SC)	2027	Industrial - Misc - Other Material Handling Equipment	Aggregate	Aggregate	Gasoline	153329.2	56560.4	146.46	3038034
Los Angeles (SC)	2027	Industrial - Misc - Sweepers/Scrubbers	Aggregate	Aggregate	Gasoline	1105565.2	316677.65	1013.712	15914201
Los Angeles (SC)	2027	Industrial - Misc - Sweepers/Scrubbers	Aggregate	Aggregate	Diesel	206	0	38.49459	0
Los Angeles (SC)	2027	Industrial - Mower	Aggregate	Aggregate	Diesel	370909.77	438162.6323	695.1895	6680175
Los Angeles (SC)	2027	Industrial - Other General Industrial Equipment	Aggregate	Aggregate	Diesel	937811.54	451405.5131	885.7912	18073927
Los Angeles (SC)	2027	Industrial - Other Truck	Aggregate	Aggregate	Diesel	554100.36	134837.3663	153.9232	10898979
Los Angeles (SC)	2027	Industrial - Railcars or Track Cars	Aggregate	Aggregate	Diesel	42558.611	15230.77613	19.38784	838534.5
Los Angeles (SC)	2027	Industrial - Sweepers/Scrubbers	Aggregate	Aggregate	Diesel	181791.88	173263.5389	386.6679	3305772
Los Angeles (SC)	2027	Industrial - Tow Tractor	Aggregate	Aggregate	Diesel	1253.2661	202.2543959	0.289292	24762.52
Los Angeles (SC)	2027	Industrial - Yard Goat	Aggregate	Aggregate	Diesel	1477701	550138.583	359.9099	29161262
Los Angeles (SC)	2027	Light Commercial - Misc - Air Compressors	Aggregate	Aggregate	Gasoline	8518820.9	255897.85	84092.88	16705656
Los Angeles (SC)	2027	Light Commercial - Misc - Air Compressors	Aggregate	Aggregate	Diesel	246101.23	221609.75	317.9402	8199561
Los Angeles (SC)	2027	Light Commercial - Misc - Air Compressors	Aggregate	Aggregate	Electric	0	0	1023482	0
Los Angeles (SC)	2027	Light Commercial - Misc - Gas Compressors	Aggregate	Aggregate	Nat Gas	3068456.4	289196.8	34.03	29468246
Los Angeles (SC)	2027	Light Commercial - Misc - Generator Sets	Aggregate	Aggregate	Gasoline	14282033	543342.65	550822.1	22738405
Los Angeles (SC)	2027	Light Commercial - Misc - Generator Sets	Aggregate	Aggregate	Diesel	1153882.6	446062.85	3947.041	14720074
Los Angeles (SC)	2027	Light Commercial - Misc - Generator Sets	Aggregate	Aggregate	Electric	0	0	98981.2	0
Los Angeles (SC)	2027	Light Commercial - Misc - Generator Sets	Aggregate	Aggregate	Nat Gas	98666.8	11800.45	102.71	1316314
Los Angeles (SC)	2027	Light Commercial - Misc - Pressure Washers	Aggregate	Aggregate	Gasoline	4422724.3	4022.3	291878.2	116646.7
Los Angeles (SC)	2027	Light Commercial - Misc - Pressure Washers	Aggregate	Aggregate	Diesel	5980.3432	4591.7	118.0942	174484.6
Los Angeles (SC)	2027	Light Commercial - Misc - Pressure Washers	Aggregate	Aggregate	Electric	0	0	553530.2	0
Los Angeles (SC)	2027	Light Commercial - Misc - Pumps	Aggregate	Aggregate	Gasoline	1908557.3	158837.05	47314.1	10634461
Los Angeles (SC)	2027	Light Commercial - Misc - Pumps	Aggregate	Aggregate	Diesel	637590.73	232848.1	2057.655	8615380
Los Angeles (SC)	2027	Light Commercial - Misc - Pumps	Aggregate	Aggregate	Electric	0	0	538424.8	0
Los Angeles (SC)	2027	Light Commercial - Misc - Welders	Aggregate	Aggregate	Gasoline	3795480	269380.95	63079.1	16179903
Los Angeles (SC)	2027	Light Commercial - Misc - Welders	Aggregate	Aggregate	Diesel	1276934	873806.35	2328.753	40195092
Los Angeles (SC)	2027	Light Commercial - Misc - Welders	Aggregate	Aggregate	Electric	0	0	264264.8	0

Operational Energy Consumption

Operational Source	Energy Usage	Countywide Energy Consumption	Percentage Increase
Electricity (Kilowatt-Hour)			
Proposed Project	1,446,180.5	92,908,000,000.0	0.0012%
Existing Project	296869.0	92,908,000,000.0	0.0012%
Net Electricity	1149311.5		
Petroleum (Gasoline) Consumption			
	Gallons of Gasoline Fuel		
Proposed Project	2,259,587.6	1,997,217,465.3	0.1092%
Existing Project	78,341.4	1,997,217,465.3	0.1092%
Net Petroleum (Gasoline)	2,181,246.2		

Source: CalEEMod Output Sheets (see Attachment B)

Ex VMT	1842478.507	Ex Electricity	296,869	
CalEEMod Output				
Land Use Type	VMT/Year		2954	2954000000
Single Family Housing	2247448.56			295,329,399,400.00
Parking Lot	0			
Other Asphalt Surfaces	0			
Other Asphalt Surfaces	0			
Single Family Housing	285492.9			
Other Non-Asphalt Surfaces	0			
5.11. Operational Energy Consumption				
5.11.1 Unmitigated				
Land Use	Electricity (kV	Natural Gas (kBTU/yr)		
Single Family Housing	606772.768		1,324,411	
Parking Lot	11447.568	0		1,214,004.77
Other Asphalt Surfaces	0	0		
Other Asphalt Surfaces	0			
Single Family Housing	110322.321			
Other Non-Asphalt Surfaces	0			
Converted Gas to electricity	607,232			
Converted Gas to electricity	110,406			

Source: EMFAC2025 (v2.0.0) Emissions Inventory
Region Type: Sub-Area
Los Angeles (SC)
Calendar Year: 2027
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for Combustion VMT and Electric VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption, kWh/day for Energy Consumption, kg/day for Hydrogen Consumption

Region	Calendar Yea	Vehicle Categ	Model Year	Speed	Fuel	Fuel Consumption
Los Angeles (SC)	2027	HHDT	Aggregate	Aggregate	Gasoline	0.910459
Los Angeles (SC)	2027	HHDT	Aggregate	Aggregate	Diesel	896.6588
Los Angeles (SC)	2027	LDA	Aggregate	Aggregate	Gasoline	2835.302
Los Angeles (SC)	2027	LDA	Aggregate	Aggregate	Diesel	3.428911
Los Angeles (SC)	2027	LDT1	Aggregate	Aggregate	Gasoline	369.2296
Los Angeles (SC)	2027	LDT1	Aggregate	Aggregate	Diesel	0.058382
Los Angeles (SC)	2027	LDT2	Aggregate	Aggregate	Gasoline	0.58983
Los Angeles (SC)	2027	LDT2	Aggregate	Aggregate	Diesel	2375.675
Los Angeles (SC)	2027	LHDT1	Aggregate	Aggregate	Gasoline	264.7028
Los Angeles (SC)	2027	LHDT1	Aggregate	Aggregate	Diesel	76.97884
Los Angeles (SC)	2027	LHDT2	Aggregate	Aggregate	Gasoline	64.89628
Los Angeles (SC)	2027	LHDT2	Aggregate	Aggregate	Diesel	104.1948
Los Angeles (SC)	2027	MCY	Aggregate	Aggregate	Gasoline	22.55884
Los Angeles (SC)	2027	MDV	Aggregate	Aggregate	Gasoline	1701.607
Los Angeles (SC)	2027	MDV	Aggregate	Aggregate	Diesel	43.00501
Los Angeles (SC)	2027	MH	Aggregate	Aggregate	Gasoline	32.00686
Los Angeles (SC)	2027	MH	Aggregate	Aggregate	Diesel	5.832984
Los Angeles (SC)	2027	MHDT	Aggregate	Aggregate	Gasoline	155.2947
Los Angeles (SC)	2027	MHDT	Aggregate	Aggregate	Diesel	246.3286
Los Angeles (SC)	2027	OBUS	Aggregate	Aggregate	Gasoline	18.57512
Los Angeles (SC)	2027	OBUS	Aggregate	Aggregate	Diesel	14.45573
Los Angeles (SC)	2027	SBUS	Aggregate	Aggregate	Gasoline	6.155351
Los Angeles (SC)	2027	SBUS	Aggregate	Aggregate	Diesel	2.918617

	Sum of Fuel C	Annual Consumption
Diesel	3769.53546	1375880443
Gasoline	5471.82867	1997217465
Total	9241.36413	

Project Construction GHG Emissions

Activity	CO2e
2027	260
2028	145
Total Emissions	405
Total Emissions Amortized Over 30 Years	**14**

Source: CalEEMod Output Sheets

Total Project GHG Emissions

Activity	CO2e
Project Operation	
Mobile	863
Area	8
Energy	228
Water	14
Waste	25
Refrig.	0
Total Project Gross Operation Emissions	1139
Project Construction	
Amortized Construction Emissions	14
Project Construction and Operation	
Project Total Emissions	**1,152**
Existing Emissions	785
Net New Emissions	**367**
Significance Threshold	**3,000**
Threshold Exceeded?	**No**

Notes: 1. Numbers may vary due to rounding.

Source: CalEEMod Output Sheets

Attachment C – Demo Calculation Sheet

Estimates of Demolition Debris

Building Demolition

Building	Height(ft)	Area (ft2)	Volume (ft3)	Demo Building Volume (cy)	
All	20	60225	1204500	14722	Note 1
Total		60225	1204500	14722	Note 2

Weight of the Building Demolition Debris (ton/cy): 0.5 Note 3

Total Weight of Building Debris **7361** **tons**
Tons

Note 1: Total square footage of existing school buildings contained in the project description
Note 2: FEMA Debris Estimating Field Guide, FEMA 329. September 2010
Note 3: CalEEMod User Guide

Hardscape Demolition

Weight of Hardscape 145 lb/ft3

	Area	Height (ft)	Area (ft2)	Volume (cf)	Weight (lbs)	Weight (tons)
Concrete	1	0.5	75419	37710	5467878	2734
Asphalt	2	0.5	21885	10943	1586663	793
	3	0	0	0	0	0
	Total		**97304**	**48652**	**7054540**	**3527**

Total Demolition Weight **10888 tons**


Types
Asphalt
Building
Concrete
Landscape

Oak Tree Survey and Arborist Report

Alice M. Ellington Elementary School Site

5034 N. Clydebank Avenue

APN: 8410-028-900

Covina, County of Los Angeles, California



Prepared for:

RC Homes

Contact: Tim Sales / Vice President

550 N. Larchmont Blvd / Suite 201
Los Angeles, CA 90004

Prepared by:

Steve F. Andresen / Arborist Services

ISA WE-2170A, TRAQ Qualified

Report Date: March 13, 2025

TABLE OF CONTENTS

Section 1: Executive Summary 1

Section 2: Background 2

2.1 - Project Location and Description 2

2.2 - Site and Vicinity Characteristics 2

2.3 - Assignment and Scope of Survey 2

2.4 - Survey Method and Health Assessment 2

2.5 - Local Regulation 3

2.6 - Limitations and Exceptions of Assessment 3

Section 3: Subject Trees and Observations 4

3.1 - Observations 4

Section 4: Discussion and Recommendations 5

4.1 - Conclusion 5

4.2 - Discussion 5

4.3 - Recommendations 5

4.3.1 – OAK preservation or replacement 5

Section 5: Qualifications Of Arborist 6

Section 6: References 6

Figure 1: Location Maps 7

Figure 2: Photos 8-11

Figure 2: Tree Survey Table 12

SECTION 1: EXECUTIVE SUMMARY

This oak tree survey and arborist report ("Report") was performed at the request of RC Homes ("RCH") for the Alice M. Ellington Elementary School Site located at 5034 N. Clydebank Avenue, Covina, California ("Property"). RCH is proposing to build single-family residences on the Property; however, a site plan was not provided to determine how the construction may impact the existing trees ("Project").

I conducted my onsite inspection on Monday, February 24th, 2025 ("Date of Inspection"). This Report summarizes my visual inspection of the two (2) oak trees located on the Property. I am a certified arborist in California # WE-2170A with the International Society of Arboriculture ("ISA") and qualified to make this Report. The scope shall address the following.

The Property is closed and declared as surplus by the Azusa Unified School District (Assessor's Parcel Number 8410-028-900). It contains 8.55 acres of land with on-site improvements that include classrooms, buildings, landscaping, parking, and chain link fencing.

Further evaluation is necessary to recommend tree preservation guidelines.

There are several tree species on the Property; however, this Report addresses only the following two (2) Oak tree species ("OAKS"):

- *Quercus ilex* (HOLLY OAK)
- *Quercus englemannii* (ENGLEMANN OAK)

In general, the OAKS are in good to average condition for their species and growing location and care.

Neither of the Oaks are classified as Heritage Oaks pursuant to the following definition in Los Angeles County Code Chapter 22.174 - OAK TREE PERMITS – Chapter 22.14.150 (see link below)

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV8PERELEAC_CH22.174OATRPE

Heritage oak tree. Any oak tree measuring 36 inches or more in diameter, measured four and one-half feet above the natural grade or any oak tree having significant historical or cultural importance to the community, notwithstanding that the tree diameter is less than 36 inches.

SECTION 2: BACKGROUND

2.1: Project Location and Description

The Property is comprised of 8.55 acres, irregular in shape, and is bound on the northeasterly side by N. Aspan Avenue, on the southerly side by E. Tudor Street, and the northwesterly side by N. Clydebank Avenue. Zoning is A-1-6000 Light Agriculture, Land Use Designation is P: Public and Simi-Public. The Property is not within a resource conservation district area.

2.2: Site and Vicinity Characteristics

The Property is located south of the Interstate 210 (Foothill Freeway) and Arrow Highway and north of Cypress Street and Interstate 10. It is immediately west N. Lark Ellen Avenue as well as N. Azuza Avenue and west of N. Vincent Avenue. The area is comprised primarily of single-family residential land uses.

2.3: Assignment and Scope of Report

- On-site inspection of the OAKS and give a general overview of the current health and condition using the guidelines set forth by the International Society of Arboriculture.
- Identify OAKS with common and botanical names.
- Provide survey data: DBH (*Diameter at breast height*) measured at 4.5' above grade level, OAK height and width measured from four sides North, South, East and West, critical root zone, and GPS locations.
- Provide comments as to their current health and condition using a letter grade system A – E.
- OAKS number tagged using round metal ID tags

2.4: Survey Method and Health Assessment

On the Date of Inspection, OAK data was collected on field inspection sheets. A GPS-enabled iPhone was used for each OAK location. A number specific aluminum tree tag was affixed to the north side of each OAK. OAK heights, canopy widths, were estimated visually and with a measuring tape.

Overall health, aesthetics, and pertinent comments for each OAK was documented.

2.5: Local Regulations

The Property is in Covina, an unincorporated community in the County of Los Angeles. The link below are the codes and/or ordinances pertaining to the oak tree permits.

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV8PERELEAC_CH22.174OATRPE

2.6: Limitations and Exceptions of Assessment

This Report was conducted in a manner that draws upon past education, acquired knowledge, training, experience, and research. It was conducted to the greatest extent feasible, and although the information gathered reduces risk of tree failure/decline, it does not fully remove it.

No diagnostic testing was performed during this assessment. The survey associated with this Report included no soil sampling, root excavation, trunk coring/drilling or any other invasive procedure. The determinations of damage due to pest infestation and decay were made solely on outward appearance and inspection of the tree structures. Not all tree defects may be visible from the ground. Epiphytic growth can also obscure defects on the stem and in the canopy of a tree. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi, and other forces of nature. Many aspects of tree health and environmental conditions are often not detectable (internal decay, poor root anchoring, etc.). Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period.

The statements made in this report do not take into account the effects of climate/wind extremes, vandalism, or accident (whether physical, chemical, or fire). The ARBORIST cannot, therefore, accept any liability in connection with these factors, or where prescribed work is not carried out in a correct and professional manner in accordance with current ISA good practice. The authority of this Report ceases at any stated time limit within it, after one year from the date of the survey (if none stated), when any site conditions change, or after pruning (or other activity) not specified in this Report.

The goal of this Report is to identify the two (2) OAKS within the proposed Project area. Clients may choose to accept or disregard the recommendations contained within this report or seek additional advice.

SECTION 3: SUBJECT TREES AND OBSERVATIONS

On the Date of Inspection, data was collected for the OAKS and subsequently transferred into the Tree Survey Table in Section 6. The additional tree species on the Property and the trees on the adjacent private properties are not included in this Report.

3.1: Observations

OAK #1 – *Quercus ilex* (HOLLY OAK)

In good to average health and condition for the species, age growing location and care. From my visual inspection I found the OAK to be in good structural condition with no major large branch issues or large quantities of dead foliage or limbs. On inspection it was noticed that the new growth was sticky with black sooty mold on the new leaf growth. This condition is typically due to aphid activity as this pest secretes a honeydew which attracts ants and Black sooty mold. No ants or aphids were noticed during the inspection from ground level but will probably become active as we move into spring and summer warm weather conditions.

Due to the height and canopy width of the Oak a pesticide application would not be recommended if the tree is to be preserved. Possible trunk injections or soil drenching would help to reduce insect populations. A foliage treatment with an insecticidal soap would be in order if desired for a non-pesticide material.

OAK #2 *Quercus engelmannii* (ENGLEMANN OAK)

In good to average health and condition for the species, location, and care. Structurally the OAK appeared to sound with no visual defects noticeable from my visual ground inspection. Foliage was normal for this Oak with no visual signs of insect activity or branch and or trunk rot or defect.

As previously noted, the OAKS are in good to average condition for their species and growing location. See the following photos on pages 8 – 11.

SECTION 4: DISCUSSION AND RECOMMENDATIONS

4.1: Conclusion

There are several tree species on the Property; however, the Report addresses only the following Heritage OAKS:

- *Quercus ilex* (HOLLY OAK)
- *Quercus englemannii* (ENGLEMANN OAK)

4.2: Discussion

The proposed Project to construct single-family residences may impact the surveyed OAKS.

4.3: Recommendations

None. If needed, further evaluation is necessary to recommend tree preservation guidelines upon receipt of the Project site plan.

4.3.1: OAK Preservation or Replacement

A Project site plan for the proposed Project was not provided. Section 2.5 Local Regulations shall be followed in the event the proposed Project impacts the OAKS.

SECTION 5: QUALIFICATIONS OF ARBORIST

I am a certified arborist in California # WE-2170A with the International Society of Arboriculture and qualified to make this report.

My inspection was a visual examination based on the condition of the Trees on the Date of Inspection.

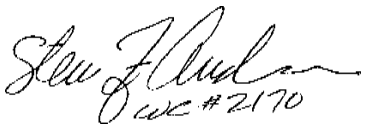
SECTION 6: REFERENCES

SelecTree
https://selectree.calpoly.edu/

Thank you for the opportunity to provide this Report for your Project. Should you have any questions or require additional information, please feel free to contact me at any time.

QUESTIONS AND COMMENTS

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Steve F. Andresen
Certified Arborist / Traq Qualified

Figure 1: Location Maps



Vicinity Map



Site Map

Figure 2: Tree Photos



OAK # 1 looking northerly



OAK # 1 looking westerly

OAK # 1- Trunk





OAK # 1 - Branching

OAK # 2 - Looking southwesterly





OAK # 2 - Looking northerly

OAK # 2- Trunk





OAK # 2 - Branching

Tree Tag #	Species	Common Name	DBH (Inches)	Height (Feet)	Canopy from Trunk (Feet)	Total Width (Feet)	Grades		Heritage (Yes/No)
					N		Health	Aesthetic	
1	*Quercus Ilex*	HOLLY OAK	22	45	20 / 22 / 20 / 18	38 - 42	C	C	No
Comments: Oak is of good health and condition for the species, care and growing location. Some pest activity is noticable on new growth									
GPS: 34.103440, -117.919831									

Tree Tag #	Species	Common Name	DBH (Inches)	Height (Feet)	Canopy from Trunk (Feet)	Total Width (Feet)	Grades		Heritage (Yes/No)
					N		Health	Aesthetic	
2	*Quercus Englemaneye*	OAK	16	40	19 / 21 / 23 / 24	43 - 44	C	C	No
Comments: Oak is of good health and condition for the species, care and growing location.									
GPS: 34.101853, -117.920722									

Notes:

BDH: Diameter measured at 4.5 feet above natural grade

Tree Protection Zone: Diameter of tree canopy from trunk plus 5 feet (shown on site plan by others)

Biological Resources Assessment

for

5034 N Clydebank Avenue, Covina, CA

(Assessor's Identification Number: 8410-028-900)

***Prepared for*:**

RC Homes
Mr. Tim Sales
550 N. Larchmont Blvd. Suite 201
Los Angeles, CA 90004

Prepared by:

Hernandez Environmental Services

17037 Lakeshore Drive
Lake Elsinore, California 92530
Phone: (951) 334-6219
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May 2025

TABLE OF CONTENTS

1.0 Introduction 4
1.1 Project Location 4
1.2 Project Description 4

2.0 Methodology 4
2.1 Literature Review 4
2.2 Biological Surveys 5
2.3 Survey Limitations 5

3.0 Results 5
3.1 Existing Conditions 5
3.2 Habitat Types/Vegetation Communities 6
3.2.1 Developed 6
3.3 Sensitive Plant Species with Potential to Occur 6
3.4 Sensitive Animal Species with Potential to Occur 8
3.5 Jurisdictional Waters/Wetlands 10
3.6 Critical Habitat 10
3.7 Regional Connectivity/Wildlife Movement 11
3.8 Other City, County, Regional, State, or Federal Conservation Plans 11
3.8.1 County of Los Angeles General Plan Significant Ecological Areas 11
3.8.2 County of Los Angeles Protected Tree and Shrub Regulations 11
3.8.3 Habitat Conservation Plans and Natural Community Conservation Plans 11
3.8.4 Nesting Birds 12

4.0 Project Impacts 12
4.1 Potential Impacts to Plant Communities 12
4.2 Potential Impacts to Special Status Plant and Wildlife Species 12
4.2.1 Impacts to Sensitive Plant Species 12
4.2.2 Impacts to Sensitive Wildlife 12
4.3 Potential Impacts to Jurisdictional Waters 13
4.4 Potential Impacts to Critical Habitat 13
4.5 Potential Impacts to Wildlife Movement 13
4.6 Potential Impacts to Nesting Birds 13

5.0 Recommendations 13

6.0 Literature Cited 15

Hernandez Environmental Services
17037 Lakeshore Drive
Lake Elsinore, California 92530

FIGURES

Figure 1 – Location Map
Figure 2 – Vicinity Map
Figure 3 – Project Plans
Figure 4 – Habitat Map

APPENDICES

Appendix A – Species List
Appendix B – Potentially Occurring Species List
Appendix C – Site Photographs
Appendix D – Soil Map

1.0 Introduction

Hernandez Environmental Services (HES) has conducted a Biological Resources Assessment on the approximate 8.55-acre project site located at 5034 N Clydebank Ave, Covina, CA 91722. The purpose of this Biological Resources Assessment is to document the biological resources identified as present or potentially present on the project site; identify potential biological resource impacts resulting from the proposed project; and recommend measures to avoid, minimize, and/or mitigate significant impacts consistent with federal, state, and local rules and regulations, including the California Environmental Quality Act (CEQA).

1.1 Project Location

The 8.55-acre project site is located directly south of intersection N Clydebank and Aspan Avenue, and north of E Tudor Street in the City of Covina, California. The address of the site is 5034 N Clydebank Avenue, Covina, CA 91722. Land surrounding the project site primarily consists of residential development (Figure 1 and 2, *Location Map* and *Vicinity Map*).

The site consists of Assessor's Identification Numbers (AIN) 8410-028-900. Specifically, the proposed project site is located within the United States Geological *Baldwin Park* 7.5-Minute Quadrangle. Onsite elevations range from 466 feet above mean sea level (AMSL) to 492 feet AMSL. The approximate center of the project site is located at 34˚06' 09.7569" North, 117˚55' 14.4520" West.

1.2 Project Description

The project plans propose residential development that consists of 108 units. These units will include associated parking, landscaping, access roads, and utilities. The proposed residential development will impact the entire 8.55 acres of the project site. Refer to Figure 3, *Project Plans*.

2.0 Methodology

2.1 Literature Review

HES conducted a literature search and reviewed aerial photographs and topographic maps of the project site and surrounding areas. The USGS 7.5-Minute Topographic *Baldwin Park* Quadrangle and eight surrounding quadrangles were used to query the California Natural Diversity Database (CNDDB). In addition, the California Native Plant Society (CNPS) On-line Inventory of Rare, Threatened, and Endangered Plants, the United States Fish and Wildlife Service (USFWS) Critical Habitat and Environmental Conservation Online System (ECOS) Threatened/Endangered Species lists, the San Dimas Municipal Code, and the County of Los Angeles General Plan Significant Ecological Areas (SEA) were reviewed to obtain species information for the project area.

2.2 Biological Surveys

A field survey was performed on March 26, 2025, by HES biologists Carissa Gomez and Sarah Vasquez. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, assess the presence of critical habitat, and, if present, assess for the presence of critical habitat constituent elements.

The entire 8.55-acre project site was surveyed. Where accessible, linear transects approximately 30 feet apart were walked for 100 percent coverage. All species observed were recorded and GPS waypoints were taken to delineate specific habitat types, species locations, state or federal waters, or any other pertinent locational information.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Binoculars were used to aid in the identification of observed wildlife. Wildlife field guides and photographs were used to assist with identification of wildlife species during the field survey, as necessary. Assessments of presence/absence were made based on the presence of suitable habitat to support the species, diagnostic signs (burrows, scat, tracks, vocalizations, and nests), known records or occurrence within the area, known distribution and elevation range, and habitat utilization from the relevant literature.

A comprehensive list of all plant and wildlife species that were detected during the field survey within the project site is included in Appendix A. Sensitive plant and wildlife species with the potential to occur within the project area are listed in Appendix B.

2.3 Survey Limitations

Field surveys were conducted during daylight hours. Complete inventories of biological resources require various focused surveys at different times of the day during different seasons. Some species such as annual plants are present only in spring or summer, and nocturnal animals are difficult to detect during the day. Due to timing and seasonal variations, the results presented within this report are not an absolute list of all species that the study area may support. Sensitive species with potential to occur are described in Sections 3.4 and 3.5 of this report.

3.0 Results

3.1 Existing Conditions

The approximately 8.55-acre project site is currently developed as school property that is fenced off except for parking lot composed of asphalt in the northern portion. The majority of plants on site are ornamental. The project site consists entirely of developed areas. According to the United States Department of Agriculture (USDA) Web Soil Survey, the project site is comprised of Urban land-Palmview-Tujunga complex (1002), 0 to 5 percent slopes (Appendix D).

3.2 Habitat Types/Vegetation Communities

The 8.55-acre project site consists of developed areas (Figure 4, *Habitat Map*). The onsite habitat is described in detail below.

3.2.1 Developed

The project site consists of school property that is no longer in session but is still well maintained with associated landscaping, access roads, and parking lot. The southern portion contains a grass field dominated by annual bluegrass (*Poa annua*) and white clover (*Trifolium repens*). The rest of the site is completely developed and composed of asphalt, concrete, and buildings.

The project site has ornamental species along the borders of these buildings throughout the site. The trees on site consist of native and non-native species, such as: Camphor tree (*Cinnamomum camphora*), tropical ash (*Fraxinus uhdei*), crepe myrtle (*Lagerostroemia indica*), pygmy date palm (*Phoenix roebelenii*), pine tree (*Pinus* sp.), Bradford pear (*Pyrus calleryana*), Canyon live oak (*Quercus chrysolepis*), Englemann oak (*Quercus engelmannii*), valley oak (*Quercus lobata*), Brazilian peppertree (*Schinus terebinthifolia*), and queen palm (*Syagrus romanzoffiana*). The locations of the majority of trees on site suggest that they were planted as part of the landscaping.

3.3 Sensitive Plant Species with Potential to Occur

Species with the potential to occur on site were analyzed based on distribution, habitat requirements, and existing site conditions. A comprehensive list of all plant species, special status, and non-sensitive, that were detected during the field survey within the project site is included in Appendix A. According to our literature review, approximately 38 sensitive plant species and 9 sensitive habitats have the potential to occur within or in the vicinity of the project area. A total of 14 plant species listed as state and/or federally Threatened, Endangered, or Candidate species, or 1B.1 listed plants on the CNPS Rare Plant Inventory have been found to have a potential to exist on the project site, as determined within Appendix B, *Species Potential List*. No sensitive plant or wildlife species recorded in the CNDDB occur within 1.5 miles of the project site. The site visit was not conducted during the blooming season for the majority of these plant species.

Braunton's milk-vetch
Braunton's milk-vetch (*Astragalus brauntonii*) is a federally listed Endangered Species and is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes chaparral, coastal scrub, limestone, and grassland. It is typically found in recently burned or disturbed areas on sandstone and requires shallow soils and open areas. No suitable habitat for this species is present on the project site. **This species is not present.**

Parish's brittlescale
Parish's brittlescale (*Atriplex parishii*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes shadescale scrub, alkali sink, playas, vernal pools and wetland. It is usually found on drying alkali flats with fine soils. No suitable habitat for this species is present on the project site. **This species is not present.**

Thread-leaved brodiaea
Thread-leaved brodiaea (*Brodiaea filifolia*) is a state listed Endangered Species, federally listed Threatened Species, and is ranked 1B.1 in the CNPS Rare Plant Inventory. This species habitats

include chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. No suitable habitat occurs on site. **This species is not present**.

Lucky morning-glory
Lucky morning-glory (*Calystegia felix*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes meadows and seeps as well as riparian scrub and it is sometimes found in alkaline and alluvial soils. No suitable habitat for this species is present on the project site. **This species is not present.**

Mt. Gleason paintbrush
Mt. Gleason paintbrush (*Castilleja gleasoni*) is a state listed Rare Species. Its habitats include lower montane coniferous forest, chaparral, pinyon and juniper woodland. No suitable habitat occurs on site. **This species is not present**.

Southern tarplant
Southern tarplant (*Centromadia parryi ssp. australis*) is ranked 1B.1 in the CNPS Rare Plant Inventory. It is often in disturbed sites near the coast, at marsh edges. It is also grows in alkaline soils, sometimes with saltgrass, and on vernal pool margins. Its habitat includes marsh and swamp, salt marsh, valley and foothill grassland, vernal pool, and wetland No suitable habitat for this species is present on the project site. **This species is not present.**

Parry's spineflower
Parry's spineflower (*Chorizanthe parryi var. parryi*) is ranked 1B.1 in the CNPS rare plant inventory. It is found in sandy soils. Its habitat includes coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. No suitable habitat for this species is present on the project site. **This species is not present.**

Slender-horned spineflower
Slender-horned spineflower (*Dodecahema leptoceras*) is a federally and state listed Endangered Species and is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes chaparral, cismontane woodland, and coastal scrub land. It can be found in flood deposited terraces and washes and in sandy soils. No suitable habitat for this species is present on the project site. **This species is not present.**

San Gabriel Mountains dudleya
San Gabriel Mountains dudleya (*Dudleya densiflora*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitats include chaparral, coastal scrub, cismontane woodland, lower montane coniferous forest, riparian forest. It is found in crevices and on decomposed granite on cliffs and canyon walls. No suitable habitat for this species occurs on site. **This species is not present**.

Santa Ana River woollystar
Santa Ana River woollystar (*Eriastrum densifolium ssp. Sanctorum*) is a federally and state listed Endangered Species and is ranked 1B.1 in the CNPS Rare Plany Inventory. Its habitat includes chaparral and coastal scrub, and it can be found in sandy soils on river floodplains or terraced fluvial deposits. No suitable habitat for this species is present on the project site. **This species is not present.**

Mesa horkelia
Mesa horkelia (*Horkelia cuneate var. puberula*) is ranked 1B.1 in the CNPS Rare Plant Inventory. It is typically found in sandy or gravelly sites. Its habitat includes chaparral, cismontane woodland, and coastal scrub. No suitable habitat for this species is present on the project site. **This species is not**

present.

Coulter's goldfields
Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes alkali playas, marsh, swamp, salt marsh, vernal pool, and wetland. It is usually found on alkaline soils in playas, sinks, and grasslands. No suitable habitat for this species is present on the project site. **This species is not present.**

California Orcutt grass
California Orcutt grass (*Orcuttia californica*) is a federal and state listed Endangered Species and is ranked 1B.1 in the CNPS Rare Plant Inventory. Inhabits vernal pools and wetlands. No suitable habitat for this species is present on the project site. This species is not present.

Brand's star phacelia
Brand's star phacelia (*Phacelia stellaris*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes open areas alone coastal dunes and coastal scrub. No suitable habitat for this species is present on the project site. **This species is not present.**

3.4 Sensitive Animal Species with Potential to Occur

Wildlife species with the potential to occur on site were analyzed based on distribution, habitat requirements, and existing site conditions. A comprehensive list of all wildlife species, special status, and non-sensitive, that were detected during the field survey within the project site is included in Appendix A. According to our literature review approximately 54 sensitive wildlife species have the potential to occur within the project area or in the vicinity of the project area. A total of 16 animal species are listed as Threatened, Endangered, or Candidate species under state and federal Endangered Species laws, or for special consideration under the California Environmental Quality Act. No sensitive wildlife species recorded in the CNDDB occur within 500 feet of the project site. The following are descriptions of the nineteen species and their potential of occurring on the site.

Southwestern pond turtle
Southwestern pond turtle (*Actinemys pallida*) is a federally listed Proposed Threatened Species. This species uses permanent and seasonal aquatic habitats including rivers, sloughs, lakes, reservoirs, ponds, and irrigation canals. Nesting typically occurs within 100 meters of aquatic habitat in areas with compact well-drained soil, sparse vegetation, and good sun exposure. No suitable habitat is present on site. **This species is not present.**

Tricolored blackbird
Tricolored blackbird (*Agelaius trricolor*) is a state Threatened Species. Its habitat includes freshwater marshes, swamps, and wetlands in the vicinity of Central Valley. This species is largely endemic to California and requires open water, protected nesting substrate, and foraging area with insect prey within a few kilometers of the colony. No suitable habitat for this species is present on the project site. **This species is not present.**

Burrowing owl
Burrowing owl (*Athene cunicularia*) is a state listed Candidate Endangered Species. Its habitat includes coastal prairie, coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, and valley and foothill grassland. This species is typically found in open and dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. It is a subterranean nester and is dependent upon burrowing mammals, most notably the California ground

squirrel. No suitable burrows were found on site. The site is developed composed of mainly asphalt and concrete. The site also has a fence bordering the entire site. Surrounding the site is residential development. No suitable habitat occurs on site. **This species is not present.**

Crotch bumble bee
Crotch bumble bee (*Bombus crotchii*) is a state listed Candidate Endangered Species. This species typically lives in coastal California east to the Sierra Cascade crest and south into Mexico. Its food plant includes *Antirrhinum sp.*, *Clarkia* sp., *Dendromecon* sp., *Eschscholzia* sp., and *Erigonum* sp. No suitable habitat for this species is present on the project site. **This species is not present.**

Swainson's hawk
Swainson's hawk (*Buteo swainsoni*) is a state Threatened Species. It is found in riparian forests and woodlands and in valley foothills and grasslands. The species requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields that support rodent populations. No suitable habitat for this species is present on the project site. **This species is not present.**

Santa Ana sucker
Santa Ana sucker (*Catostomus santaanae*) is a federally listed Threatened Species. Its habitat includes aquatic and south coast flowing waters. This species prefers sand-rubble-boulder bottoms, cool and clear water, and algae. It is endemic to Los Angeles Basin south coastal streams. No suitable habitat for this species is present on the project site. **This species is not present.**

Western Yellow-Billed Cuckoo
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) is a federally Threatened and state Endangered Species. This species typically nests in riparian jungles of willows, often mixed with cottonwoods, with a lower story of blackberry, nettles, or wild grape. It is found in riparian forest habitat. No suitable habitat for this species is present on the project site. **This species is not present.**

Southwestern Willow Flycatcher
Southwestern willow flycatcher (*Empidonax trailii extimus*) is a federally and state listed Endangered Species. The species occurs in dense riparian woodlands associated with rivers, swamps, and other wetlands, including lakes. No suitable habitat for this species is present on the project site. **This species is not present.**

California black rail
California black rail (*Laterallus jamaicensis coturniculus*) is a state Threatened Species and a CDFW Fully Protected Species. Its habitat includes brackish marsh, freshwater marsh, swamps, and wetlands. This species inhibits freshwater marshes, wet meadows, and shallow margins of saltwater marshes bordering larger bays. The California black rail needs water depths of one inch that do not fluctuate and dense vegetation for nesting. No suitable habitat for this species is present on the project site. **This species is not present.**

Coastal California gnatcatcher
Coastal California gnatcatcher (*Polioptila californica californica*) is a federally listed Threatened Species and CDFW Species of Special Concern. This species is found in coastal bluff scrub and coastal scrub habitat. This species is typically found in low, coastal sage scrub in arid washes, on mesas and slopes. No suitable habitat for this species is present on the project site. **This species is not present.**

Foothill yellow-legged frog south coast DPS
Foothill yellow-legged frog south coast DPS (*Rana boylii pop. 6*) is federally and state listed Endangered Species. This species habitats includes partly shaded shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis. No suitable habitat for this species is present on site. **This species is not present**.

Southern Mountain yellow-legged frog
Southern Mountain yellow-legged frog (*Rana muscosa*) is a federally and state listed Endangered Species. This species is often encountered within a few feet of water. Tadpoles may require 2 - 4 years to complete their aquatic development. No suitable habitat for this species is present on site. **This species is not present.**

Santa Ana speckled dace
Santa Ana speckled dace (*Rhinichthys gabrielino*) is a federally Proposed Threatened Species. This species requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles. No suitable habitat for this species is present on site. **This species is not present.**

Bank Swallow
Bank swallow (*Riparia riparia*) is a state listed Threatened Species. It nests primarily in riparian and other lowland habitats west of the desert. This species requires vertical banks or cliffs with fine-textured or sandy soils near streams, rivers, lakes, or oceans to dig nesting holes. Its habitat includes riparian scrub and riparian woodland. No suitable habitat for this species is present on the project site. **This species is not present.**

Western spadefoot
Western spadefoot (*Spea hammondii*) is a federally listed Proposed Threatened Species. This species needs vernal pools for breeding and egg-laying. Its habitat includes grassland habitats but can be found in valley-foothill hardwood woodlands. No suitable habitat for this species is present on the project site. **This species is not present.**

Least Bell's vireo
Least Bell's vireo (*Vireo bellii pusillus)* is a federal and state listed Endangered Species. This species is found in riparian forest, riparian scrub, and riparian woodland. Nesting habitat of this species is restricted to willow and/or mulefat dominated riparian scrub along permanent or nearly permanent streams. No suitable habitat for this species is present on the project site. **This species is not present.**

3.5 Jurisdictional Waters/Wetlands

No state or federal jurisdictional water features occur on site. No wetlands or vernal pools occur on site.

3.6 Critical Habitat

Critical habitat is defined as areas of land, water, and air space that contain the physical and biological features essential for the survival and recovery of endangered and threatened species. Designated critical habitat includes sites for breeding and rearing, movement or migration, feeding, roosting, cover, and shelter. Critical habitat is designated by USFWS for endangered and threatened species per the federal ESA (16 U.S.C. § 1533 (a)(3)), and to the extent prudent and determinable. Special management of

critical habitat, including measures for water quality and quantity, host animals and plants, food availability, pollinators, sunlight, and specific soil types is required to ensure the long-term survival and recovery of the identified species. Critical habitat designation delineates all suitable habitat for the species, whether it is occupied.

The project site is not located within or adjacent to any designated critical habitat for any endangered and/or threatened species.

3.7 Regional Connectivity/Wildlife Movement

Wildlife movement corridors can be local or regional in scale; their functions may vary temporally and spatially based on conditions and species present. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors, which are often hillsides or riparian areas, to move between different habitats. Regional corridors provide these functions and link two or more large habitat areas. They provide avenues for wildlife dispersal, migration, and contact between otherwise distinct populations.

The project site is not located within a designated wildlife corridor or linkage. The project site consists of developed habitat bordered by residential development. The project site does not contain any topographic features that can function as a corridor. The project site does not serve a function in local wildlife movement.

3.8 Other City, County, Regional, State, or Federal Conservation Plans

No other City, County, Regional, State, or Federal Conservation Plans that pertain to biological resources are applicable to the project.

3.8.1 County of Los Angeles General Plan Significant Ecological Areas

The project site is not located within any designated Significant Ecological Areas.

3.8.2 County of Los Angeles Tree Preservation

The Los Angeles Protected Tree Ordinance (Chapter IV, Article 6, of the Los Angeles Municipal Code) regulates the relocation or removal of "Protected Trees or Shrubs". Per Article 6, Section 46.01 of the Los Angeles Municipal Code "Protected Tree or Shrub means any of the following Southern California indigenous tree species which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the of the following Southern California indigenous shrub species which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

a) Oak tree including coast live oak (Quercus agrifolia), valley oak (Quercus lobata), or any other tree in the oak genus native to California,

b) western sycamore (Platanus racemosa),

c) Southern California black walnut (Juglans californica var. californica),

d) California bay laurel (Umbellularia californica).

Protected Shrubs:

a) Mexican Elderberry (Sambucus mexicana)

b) Toyon (Heteromeles arbutifolia)

The definition shall not include any tree or shrub grown or held for sale by a licensed nursery, or trees planted or grown as part of a tree planting program."

The project site contains indigenous trees. An inventory of trees and shrubs on site should be conducted by a tree expert to determine which trees and shrubs are protected under the ordinance. Per Section 46.00 of Article 6 of the Los Angeles Municipal Code "No protected tree or shrub may be relocated or removed except as provided in Article 7 of Chapter I of the Code".

3.8.3 Habitat Conservation Plans and Natural Community Conservation Plans

The project site is not located within any Habitat Conservation Plans (HCP) or Natural Community Conservation Plans (NCCP). The development of the project site will not conflict with any provisions of an adopted HCP, NCCP, or other approved local, regional, or state HCP.

3.8.4 Nesting Birds

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. The project site contains ornamental trees and shrubs near the northern border of the site that can be used by nesting songbirds during the nesting bird season of February 1 to September 15.

4.0 Project Impacts

The 8.55-acre project site consists of developed areas (Figure 4, *Habitat Map*). The proposed project will impact the entire 8.55 acres of developed areas.

4.1 Potential Impacts to Plant Communities

The project site does not have any sensitive plant communities. The proposed project will not result in impacts to sensitive plant communities.

4.2 Potential Impacts to Special Status Plant and Wildlife Species

4.2.1 Impacts to Sensitive Plant Species

No special status plant species have the potential to occur on the project site. No impacts to species status plants species are expected.

4.2.2 Impacts to Sensitive Wildlife

No special status wildlife species have the potential to occur on the project site. No impacts to species status wildlife species are expected.

4.3 Potential Impacts to Jurisdictional Waters

No state or federal jurisdictional water features occur on site. No wetlands or vernal pools occur on site. Therefore, no impacts to jurisdictional waters are expected.

4.4 Potential Impacts to Critical Habitat

The project site is not located within designated critical habitat for any sensitive species. Therefore, impacts to critical habitat are not anticipated.

4.5 Potential Impacts to Wildlife Movement

The project area does not serve a function in local or regional wildlife movement. No impacts to wildlife movement corridors and linkages are expected.

4.6 Potential Impacts to Nesting Birds

Migratory nongame native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. If vegetation removal and other ground disturbance activities can be conducted outside of the recognized nesting bird season (February 1 through September 15), impacts to nesting birds is not expected.

If work cannot be avoided during the nesting bird season, prior to initiation of project activities that would remove vegetation or otherwise disturb nesting activity (for instance, mobilization of heavy equipment), work associated with project activities have the potential to impact nesting birds.

5.0 Recommendations

Implementation of the following measures will mitigate any potential impacts resulting from project activities.

<u>Nesting Birds</u>

- Project ground disturbing and vegetation clearing activities should occur outside of the bird nesting season of February 1 through September 15;

- If avoidance of ground disturbing and vegetation clearing activities cannot be implemented and these activities will occur during the bird nesting season, a qualified biologist shall conduct pre-construction nesting bird surveys during the nesting bird season within 3 days prior to vegetation removal and/or construction activities; and,

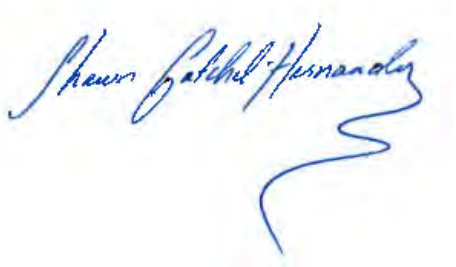
- If active nests are found during nesting bird surveys, they will be flagged and a 500-foot buffer for raptors and a 250-foot buffer for migratory song birds, shall be installed around the nests. The buffers must remain in place until the young have fledged and the nest becomes unoccupied.

Local Policies or Ordinances Protecting Biological Resources

- An inventory of trees should be conducted by a tree expert to determine which trees are protected under the County's ordinance. Any project activities that have the potential to impact on site trees shall comply with the County of Los Angeles Municipal Code Chapter IV, Article 6 "*Protected Tree or Shrub"*. Any project activities that have the potential to impact trees located on site would require a tree removal permit from the Development Services, Planning Division.

8.0 Certification

*"**CERTIFICATION**: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief."*



Date 05-22-2025 Signed _____
PROJECT MANAGER

Fieldwork Performed By:

Carissa Gomez
ASSISTANT BIOLOGIST

Sarah Vasquez
ASSISTANT BIOLOGIST

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FIGURE 1



Figure 1

Location Map
APN: 8410-028-900
Covina, Los Angeles County, California

Legend

Project site (8.55 acres)

N

Hernandez Environmental Services

FIGURE 2

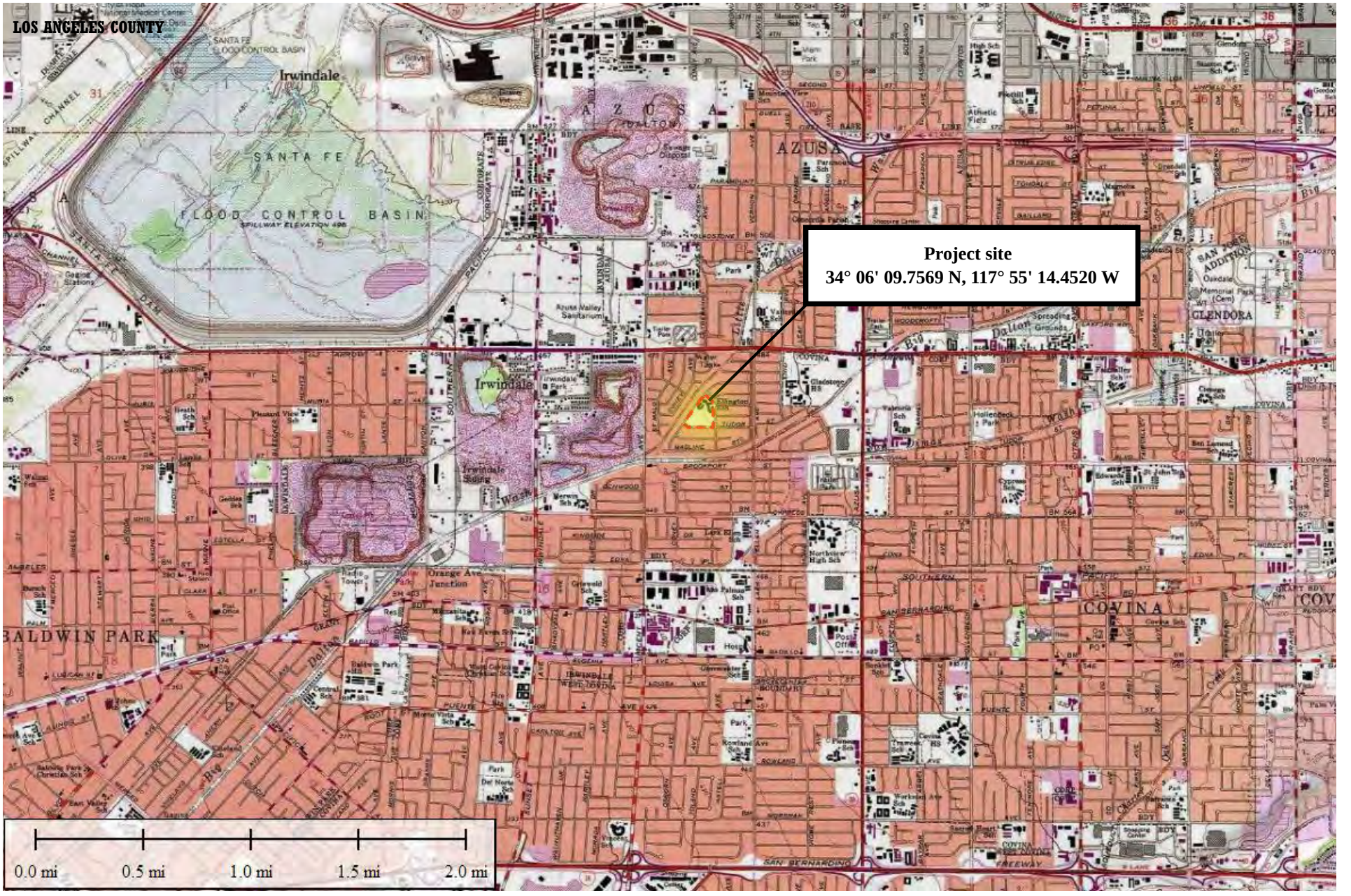


Figure 2

Vicinity Map
APN: 8410-028-900
Covina, Los Angeles County, California

Legend

Project site (8.55 acres)

N

Hernandez Environmental Services

FIGURE 3



CONCEPTUAL SITE PLAN
SCHEME 5B: 108 UNITS

ADRRESS: CORNER OF N. CLYDEBANK AVE. & E. TUDOR ST., COVINA
SITE AREA: 8.55 AC

DENSITY: 108 / 8.55 = 12.63 DU/AC

PROPOSED FRONT SETBACK: 10'

SFDs

20	18.5%	PLAN 1	1,383 SF, 3 BED, 2.5 BA	27,660	SF
16	14.8%	PLAN 2	1,565 SF, 3 BED, 2.5 BA	25,040	SF
19	17.6%	PLAN 3	1,659 SF, 4 BED, 3 BA	31,521	SF
55	TOTAL UNITS -GREEN COURT				
19	17.6%	PLAN 4	1,831 SF, 4 BED, 3.5 BA	34,789	SF
17	15.7%	PLAN 5	1,885 SF, 4 BED, 3.5 BA	32,045	SF
17	15.7%	PLAN 6	1,949 SF, 4 BED, 3.5 BA, LOFT	33,133	SF
53	TOTAL UNITS - BACKYARD				
108	TOTAL ALL			184,188	SF

Covina - Scheme 5B

Parking Table

Unit Name	No. of Units	No. of Bedrooms	Parking Ratio	Required Stalls	
Plan 1	20	3	2	40	
Plan 2	16	3	2	32	
Plan 3	19	4	2	38	
Plan 4	19	4	2	38	
Plan 5	17	4	2	34	
Plan 6	17	4	2	34	
Subtotal	108				
				216	**Subtotal Residential**
Guest			0.25	**27**	**Subtotal Guest**
				243	**Total Required**

Provided Stalls	
216	Garage Stalls
+ *24*	*Driveway Stalls*
240	**Subtotal A & Driveway**
91	Open Stalls/gurests
331	**Subtotal B**
+ *0*	*PLUS: Street Parking*
331	**Total Provided**

OPEN SPACE

TOTAL LIVABLE AREA		184,188	SF	
	x 10%			
		18,419	SF	**Required**
PRIVATE SPACE				
20	x PLAN 1 220 SF	4,400	SF	
16	x PLAN 2 366 SF	5,856	SF	
19	x PLAN 3 217 SF	4,123	SF	
19	x PLAN 4 470 SF	8,930	SF	
17	x PLAN 5 565 SF	9,605	SF	
17	x PLAN 6 564 SF	9,588	SF	
	Private	**42,502**	SF	**Provided** Private
PUBLIC SPACE				
1	PARK 5944 SF	5,944	F	
1	LANSCAPE 1 1426 SF	1,426	SF	
1	LANSCAPE 2 1033 SF	1,033	SF	
7	PASEOS 1650 SF	1,380	SF	
	Common	**9,783**	SF	**Provided**
		52,285		**Provided** Total

0 40' 160'
20' 80'

SITE PLAN SCHEME 5B A1.0

COVINA SFDs
COVINA, CA

RC HOMES
550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR., SANTA ANA, CA 92705
PHONE: (714) 285-1888

11.21.2024
JOB: 2421

FIGURE 4



Figure 4

Habitat Map
APN: 8410-028-900
Covina, Los Angeles County, California

Legend

Project site (8.55 acres)

Developed habitat (8.55 acres)

N

Hernandez Environmental Services

FIGURE 5



Figure 5

Impact Map
APN: 8410-028-900
Covina, Los Angeles County, California

Legend

Project site (8.55 acres)

Developed habitat (8.55 acres)

N

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APPENDIX A

Observed Species

Plant List

Scientific Name	Common Name
Carduus pycnocephalus	Italian thistle
Cercis canadensis	Eastern redbud
Cinnamomum camphora	Camphor tree
Cuphea hyssopifolia	Mexican heather
Erodium cicutarium	Red stemmed filaree
Erodium moschatum	Musk stork's-bill
Fraxinus uhdei	Tropical ash
Galium aparine	Cleavers
Lagerostroemia indica	Crepe myrtle
Ligustrum japonicum	Japanese privet
Malva parviflora	Cheeseweed
Phoenix roebelenii	Pygmy date palm
Pinus sp.	Pine tree
Poa annua	Annual bluegrass
Pyrus calleryana	Bradford pear
Quercus chrysolepis	Canyon live oak
Quercus engelmannii	Englemann oak
Quercus lobata	Valley oak
Rhaphiolepis indica	Indian hawthorn
Salvia rosmarinus	Rosemary
Schinus terebinthifolia	Brazilian peppertree
Soliva sessilis	Field burweed
Sonchus oleraceus	Common sowthistle
Stellaria media	Chickweed
Syagrus romanzoffiana	Queen palm
Taraxacum officinale	Dandelion
Trifolium repens	White clover
Washingtonia robusta	Mexican fan palm

Observed Species

Wildlife List

Scientific Name	Common Name
Corvus brachyrhynchos	American crow
Haemorhous mexicanus	House finch
Mimus polyglottos	Northern mockingbird
Passer domesticus	House sparrow
Setophaga coronata	Yellow-rumped warbler

APPENDIX B

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Accipiter cooperii	Cooper's hawk	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Cismontane woodland | Riparian forest | Riparian woodland | Upper montane coniferous forest	Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Actinemys pallida	southwestern pond turtle	Reptiles	Proposed Threatened	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	Aquatic	Southern California waters	Prefer slow-moving water bodies like ponds, lakes, streams, and reservoirs, particularly those with abundant aquatic vegetation. They also require suitable upland habitats for nesting, typically within a short distance of the water.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Agelaius tricolor	tricolored blackbird	Birds	None	Threatened	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Marsh & swamp | Swamp | Wetland	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	There is no suitable habitat on site. This species is not present.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	None	None	CDFW_WL-Watch List	Chaparral | Coastal scrub	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	There is no suitable habitat on site. This species is not present.
Ammodramus savannarum	grasshopper sparrow	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Valley & foothill grassland	Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes.	Favors native grasslands with a mix of grasses, forbs and scattered shrubs. Loosely colonial when nesting.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Broadleaved upland forest | Chaparral | Coastal dunes | Coastal scrub	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Antrozous pallidus	pallid bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Chaparral | Coastal scrub | Desert wash | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Riparian woodland | Sonoran desert scrub | Upper montane coniferous forest | Valley & foothill grassland	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Asio otus	long-eared owl	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Cismontane woodland | Great Basin scrub | Riparian forest | Riparian woodland | Upper montane coniferous forest	Riparian bottomlands grown to tall willows and cottonwoods; also, belts of live oak paralleling stream courses.	Require adjacent open land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.	There is no suitable habitat on site. This species is not present.
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas.	Ground may be firm soil, sandy, or rocky.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Athene cunicularia	burrowing owl	Birds	None	Candidate Endangered	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Coastal prairie | Coastal scrub | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley & foothill grassland	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	There is no suitable habitat on site. This species is not present.
Atractelmis wawona	Wawona riffle beetle	Insects	None	None		Aquatic	Aquatic; found in riffles of rapid, small to medium clear mountain streams; 2000-5000 ft elev.	Strong preference for inhabiting submerged aquatic mosses.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Bombus crotchii	Crotch's bumble bee	Insects	None	Candidate Endangered	IUCN_EN-Endangered		Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Bombus pensylvanicus	American bumble bee	Insects	None	None	IUCN_VU-Vulnerable	Coastal prairie | Great Basin grassland | Valley & foothill grassland		Long-tongued; forages on a wide variety of flowers including vetches (Vicia), clovers (Trifolium), thistles (Cirsium), sunflowers (Helianthus), etc. Nests above ground under long grass or underground. Queens overwinter in rotten wood or underground.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Buteo swainsoni	Swainson's hawk	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern	Great Basin grassland | Riparian forest | Riparian woodland | Valley & foothill grassland	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	There is no suitable habitat on site. This species is not present.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	Birds	None	None	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	Coastal scrub	Southern California coastal sage scrub.	Wrens require tall opuntia cactus for nesting and roosting.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Catostomus santaanae	Santa Ana sucker	Fish	Threatened	None	AFS_TH-Threatened | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered	Aquatic | South coast flowing waters	Endemic to Los Angeles Basin south coastal streams.	Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	There is no suitable habitat on site. This species is not present.
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	Threatened	Endangered	BLM_S-Sensitive | USFS_S-Sensitive	Riparian forest	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Corynorhinus townsendii	Townsend's big-eared bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Broadleaved upland forest | Chaparral | Chenopod scrub | Great Basin grassland | Great Basin scrub | Joshua tree woodland | Lower montane coniferous forest | Meadow & seep | Mojavean desert scrub | Riparian forest | Riparian woodland | Sonoran desert scru	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Crotalus ruber	red-diamond rattlesnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Chaparral | Mojavean desert scrub | Sonoran desert scrub	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains.	Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	There is no suitable habitat on site. This species is not present.
Cypseloides niger	black swift	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFWS_BCC-Birds of Conservation Concern		Coastal belt of Santa Cruz and Monterey counties; central and southern Sierra Nevada; San Bernardino and San Jacinto mountains.	Breeds in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above the surf; forages widely.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Empidonax traillii extimus	southwestern willow flycatcher	Birds	Endangered	Endangered		Riparian woodland	Riparian woodlands in Southern California.		There is no suitable habitat on site. This species is not present.
Ensatina eschscholtzii klauberi	large-blotched salamander	Amphibians	None	None	CDFW_WL-Watch List | USFS_S-Sensitive		Found in conifer and woodland associations.	Found in leaf litter, decaying logs and shrubs in heavily forested areas.	There is no suitable habitat on site. This species is not present.
Eremophila alpestris actia	California horned lark	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Marine intertidal & splash zone communities | Meadow & seep	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Eumops perotis californicus	western mastiff bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	There is no suitable habitat on site. This species is not present.
Falco columbarius	merlin	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Estuary | Great Basin grassland | Valley & foothill grassland	Seacoast, tidal estuaries, open woodlands, savannahs, edges of grasslands and deserts, farms and ranches.	Clumps of trees or windbreaks are required for roosting in open country.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Gila orcuttii	arroyo chub	Fish	None	None	AFS_VU-Vulnerable | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	Aquatic | South coast flowing waters	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego river basins.	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	There is no suitable habitat on site. This species is not present.
Glyptostoma gabrielense	San Gabriel chestnut	Mollusks	None	None			Terrestrial.		There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Gonidea angulata	western ridged mussel	Mollusks	None	None	IUCN_VU-Vulnerable	Aquatic	Primarily creeks and rivers and less often lakes. Originally in most of state, now extirpated from Central and Southern California.		There is no suitable habitat on site. This species is not present.
Icteria virens	yellow-breasted chat	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Riparian forest | Riparian scrub | Riparian woodland	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses.	Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Lasiurus cinereus	hoary bat	Mammals	None	None	IUCN_LC-Least Concern	Broadleaved upland forest | Cismontane woodland | Lower montane coniferous forest | North coast coniferous forest	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	There is no suitable habitat on site. This species is not present.
Lasiurus frantzii	western red bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Cismontane woodland | Lower montane coniferous forest | Riparian forest | Riparian woodland	Roosts primarily in trees, 2-40 ft above ground, from sea level up through mixed conifer forests.	Prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Lasiurus xanthinus	western yellow bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Desert wash	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	There is no suitable habitat on site. This species is not present.
Laterallus jamaicensis coturniculus	California black rail	Birds	None	Threatened	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_EN-Endangered	Brackish marsh | Freshwater marsh | Marsh & swamp | Salt marsh | Wetland	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	There is no suitable habitat on site. This species is not present.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None		Coastal scrub	Intermediate canopy stages of shrub habitats and open shrub / herbaceous and tree / herbaceous edges.	Coastal sage scrub habitats in Southern California.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Myotis yumanensis	Yuma myotis	Mammals	None	None	BLM_S-Sensitive | IUCN_LC-Least Concern	Lower montane coniferous forest | Riparian forest | Riparian woodland | Upper montane coniferous forest	Optimal habitats are open forests and woodlands with sources of water over which to feed.	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	There is no suitable habitat on site. This species is not present.
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Joshua tree woodland | Pinon & juniper woodlands | Riparian scrub | Sonoran desert scrub	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	Rocky areas with high cliffs.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Nyctinomops macrotis	big free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern		Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	There is no suitable habitat on site. This species is not present.
Ovis canadensis nelsoni	desert bighorn sheep	Mammals	None	None	BLM_S-Sensitive | CDFW_FP-Fully Protected | USFS_S-Sensitive	Alpine | Alpine dwarf scrub | Chaparral | Chenopod scrub | Great Basin scrub | Mojavean desert scrub | Montane dwarf scrub | Pinon & juniper woodlands | Riparian woodland | Sonoran desert scrub	Widely distributed from the White Mtns in Mono Co. to the Chocolate Mts in Imperial Co.	Open, rocky, steep areas with available water and herbaceous forage.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Palaeoxenus dohrni	Dohrn's elegant eucnemid beetle	Insects	None	None					There is no suitable habitat on site. This species is not present.
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Chaparral | Cismontane woodland | Coastal bluff scrub | Coastal scrub | Desert wash | Pinon & juniper woodlands | Riparian scrub | Riparian woodland | Valley & foothill grassland	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Polioptila californica californica	coastal California gnatcatcher	Birds	Threatened	None	CDFW_SSC-Species of Special Concern	Coastal bluff scrub | Coastal scrub	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California.	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Rana boylii pop. 6	foothill yellow-legged frog - south coast DPS	Amphibians	Endangered	Endangered	BLM_S-Sensitive | USFS_S-Sensitive	Aquatic | Riparian forest | Riparian scrub | Riparian woodland | South coast flowing waters	Southern Coast Ranges from Monterey Bay south through San Gabriel Mountains; west of the Salinas River in Monterey Co, south through Transverse Ranges, and east through San Gabriel Mountains. Historically may have ranged to Baja California.	Partly shaded shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Rana muscosa	southern mountain yellow-legged frog	Amphibians	Endangered	Endangered	CDFW_WL-Watch List | IUCN_EN-Endangered | USFS_S-Sensitive	Aquatic	Disjunct populations known from southern Sierras (northern DPS) and San Gabriel, San Bernardino, and San Jacinto Mtns (southern DPS). Found at 1,000 to 12,000 ft in lakes and creeks that stem from springs and snowmelt. May overwinter under frozen lakes.	Often encountered within a few feet of water. Tadpoles may require 2 - 4 yrs to complete their aquatic development.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Rhinichthys gabrielino	Santa Ana speckled dace	Fish	Proposed Threatened	None	AFS_TH-Threatened | CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Aquatic | South coast flowing waters	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system.	Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	There is no suitable habitat on site. This species is not present.
Riparia riparia	bank swallow	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern	Riparian scrub | Riparian woodland	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	There is no suitable habitat on site. This species is not present.
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Setophaga petechia	yellow warbler	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Riparian forest | Riparian scrub | Riparian woodland	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	There is no suitable habitat on site. This species is not present.
Spea hammondii	western spadefoot	Amphibians	Proposed Threatened	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Cismontane woodland | Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Taricha torosa	Coast Range newt	Amphibians	None	None	CDFW_SSC-Species of Special Concern		Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Taxidea taxus	American badger	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Alkali marsh | Alkali playa | Alpine | Alpine dwarf scrub | Bog & fen | Brackish marsh | Broadleaved upland forest | Chaparral | Chenopod scrub | Cismontane woodland | Closed-cone coniferous forest | Coastal bluff scrub | Coastal dunes | Coastal prairie |	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Thamnophis hammondii	two-striped gartersnake	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Marsh & swamp | Riparian scrub | Riparian woodland | Wetland	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	There is no suitable habitat on site. This species is not present.
Thamnophis sirtalis pop. 1	south coast gartersnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Artificial standing waters | Marsh & swamp | Riparian scrub | Riparian woodland | South coast flowing waters | South coast standing waters | Wetland	Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 m.	Marsh and upland habitats near permanent water with good strips of riparian vegetation.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered		Riparian forest | Riparian scrub | Riparian woodland	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Aphyllon validum ssp. validum	Rock Creek broomrape	Dicots	None	None	1B.2	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Pinon & juniper woodlands	Chaparral, pinyon and juniper woodland.	On slopes of loose decomposed granite; parasitic on various chaparral shrubs. 975-1985 m.	There is no suitable habitat on site. This species is not present.
Arctostaphylos glandulosa ssp. gabrielensis	San Gabriel manzanita	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral	Chaparral.	Rocky outcrops; can be dominant shrub where it occurs. 960-2015 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Astragalus brauntonii	Braunton's milk-vetch	Dicots	Endangered	None	1B.1	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Chaparral | Coastal scrub | Limestone | Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. 3-640 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Atriplex parishii	Parish's brittlescale	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Alkali playa | Chenopod scrub | Meadow & seep | Vernal pool | Wetland	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 4-1420 m.	There is no suitable habitat on site. This species is not present.
Brodiaea filifolia	thread-leaved brodiaea	Monocots	Threatened	Endangered	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools.	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.	There is no suitable habitat on site. This species is not present.
California Walnut Woodland	California Walnut Woodland	Woodland	None	None			Cismontane woodland			Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Calochortus clavatus var. gracilis	slender mariposa-lily	Monocots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Shaded foothill canyons; often on grassy slopes within other habitat. 210-1815 m.	There is no suitable habitat on site. This species is not present.
Calochortus plummerae	Plummer's mariposa-lily	Monocots	None	None	4.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub | Lower montane coniferous forest | Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest.	Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Calochortus weedii var. intermedius	intermediate mariposa-lily	Monocots	None	None	1B.2	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky calcareous slopes and rock outcrops. 60-1575 m.	There is no suitable habitat on site. This species is not present.
Calystegia felix	lucky morning-glory	Dicots	None	None	1B.1		Meadow & seep | Riparian scrub	Meadows and seeps, riparian scrub.	Sometimes alkaline, alluvial. 9-205 m.	There is no suitable habitat on site. This species is not present.
Canyon Live Oak Ravine Forest	Canyon Live Oak Ravine Forest	Riparian	None	None			Riparian forest			Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Castilleja gleasoni	Mt. Gleason paintbrush	Dicots	None	Rare	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Lower montane coniferous forest | Pinon & juniper woodlands	Lower montane coniferous forest, chaparral, pinyon and juniper woodland.	On open flats or slopes in granitic soil. Restricted to the San Gabriel Mountains. 975-1950 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Centromadia parryi ssp. australis	southern tarplant	Dicots	None	None	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_SBBG-Santa Barbara Botanic Garden	Marsh & swamp | Salt marsh | Valley & foothill grassland | Vernal pool | Wetland	Marshes and swamps (margins), valley and foothill grassland, vernal pools.	Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. 0-975 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Chorizanthe parryi var. parryi	Parry's spineflower	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland.	Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	There is no suitable habitat on site. This species is not present.
Cladium californicum	California saw-grass	Monocots	None	None	2B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Alkali marsh | Freshwater marsh | Meadow & seep | Wetland	Meadows and seeps, marshes and swamps (alkaline or freshwater).	Freshwater or alkaline moist habitats. -40-2150 m.	There is no suitable habitat on site. This species is not present.
Cuscuta obtusiflora var. glandulosa	Peruvian dodder	Dicots	None	None	2B.2		Marsh & swamp | Wetland	Marshes and swamps (freshwater).	Freshwater marsh. 15-280 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Dodecahema leptoceras	slender-horned spineflower	Dicots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub).	Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	There is no suitable habitat on site. This species is not present.
Dudleya cymosa ssp. crebrifolia	San Gabriel River dudleya	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral	Chaparral.	On granite cliffs and outcrops, surrounded by scrub. 365-1250 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Dudleya densiflora	San Gabriel Mountains dudleya	Dicots	None	None	1B.1	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub | Lower montane coniferous forest | Riparian forest	Chaparral, coastal scrub, cismontane woodland, lower montane coniferous forest, riparian forest.	In crevices and on decomposed granite on cliffs and canyon walls. 270-1100 m.	There is no suitable habitat on site. This species is not present.
Dudleya multicaulis	many-stemmed dudleya	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	Dicots	Endangered	Endangered	1B.1	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden	Chaparral | Coastal scrub	Coastal scrub, chaparral.	In sandy soils on river floodplains or terraced fluvial deposits. 180-705 m.	There is no suitable habitat on site. This species is not present.
Fimbristylis thermalis	hot springs fimbristylis	Monocots	None	None	2B.2	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden	Meadow & seep | Wetland	Meadows and seeps (alkaline).	Near hot springs. 115-1585 m.	There is no suitable habitat on site. This species is not present.
Galium grande	San Gabriel bedstraw	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Broadleaved upland forest | Chaparral | Cismontane woodland | Lower montane coniferous forest	Cismontane woodland, chaparral, broadleafed upland forest, lower montane coniferous forest.	Open chaparral and low, open oak forest; on rocky slopes; probably undercollected due to inaccessible habitat. 425-1450 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Horkelia cuneata var. puberula	mesa horkelia	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	There is no suitable habitat on site. This species is not present.
Imperata brevifolia	California satintail	Monocots	None	None	2B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Meadow & seep | Mojavean desert scrub | Riparian scrub | Wetland	Coastal scrub, chaparral, riparian scrub, mojavean desert scrub, meadows and seeps (alkali), riparian scrub.	Mesic sites, alkali seeps, riparian areas. 3-1495 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Alkali playa | Marsh & swamp | Salt marsh | Vernal pool | Wetland	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	There is no suitable habitat on site. This species is not present.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	None	None	4.3		Chaparral | Coastal scrub	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Linanthus concinnus	San Gabriel linanthus	Dicots	None	None	1B.2	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Lower montane coniferous forest | Upper montane coniferous forest	Lower montane coniferous forest, upper montane coniferous forest, chaparral.	Dry rocky slopes, often in Jeffrey pine/canyon oak forest. 1310-2560 m.	There is no suitable habitat on site. This species is not present.
Muhlenbergia californica	California muhly	Monocots	None	None	4.3	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden	Chaparral | Coastal scrub | Lower montane coniferous forest | Meadow & seep	Coastal scrub, chaparral, lower montane coniferous forest, meadows and seeps.	Usually found near streams or seeps. 100-2000 m.	There is no suitable habitat on site. This species is not present.
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	None	None	1B.2	BLM_S-Sensitive	Coastal scrub | Meadow & seep | Valley & foothill grassland | Vernal pool | Wetland	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps.	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Open Engelmann Oak Woodland	Open Engelmann Oak Woodland	Woodland	None	None			Cismontane woodland			Not present.
Orcuttia californica	California Orcutt grass	Monocots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pool | Wetland	Vernal pools.	10-660 m.	There is no suitable habitat on site. This species is not present.
Pelazoneuron puberulum var. sonorense	Sonoran maiden fern	Ferns	None	None	2B.2	USFS_S-Sensitive	Meadow & seep | Wetland	Meadows and seeps.	Along streams, seepage areas. 60-930 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Phacelia stellaris	Brand's star phacelia	Dicots	None	None	1B.1	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden	Coastal dunes | Coastal scrub	Coastal scrub, coastal dunes.	Open areas. 3-370 m.	There is no suitable habitat on site. This species is not present.
Pseudognaphaliu m leucocephalum	white rabbit-tobacco	Dicots	None	None	2B.2		Chaparral | Cismontane woodland | Coastal scrub | Riparian woodland	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	There is no suitable habitat on site. This species is not present.
Ribes divaricatum var. parishii	Parish's gooseberry	Dicots	None	None	1A		Riparian woodland	Riparian woodland.	Salix swales in riparian habitats. 65-300 m.	There is no suitable habitat on site. This species is not present.
Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	Scrub	None	None			Coastal scrub			Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Sagittaria sanfordii	Sanford's arrowhead	Monocots	None	None	1B.2	BLM_S-Sensitive	Marsh & swamp | Wetland	Marshes and swamps.	In standing or slow-moving freshwater ponds, marshes, and ditches. 0-605 m.	There is no suitable habitat on site. This species is not present.
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Cismontane woodland | Lower montane coniferous forest	Chaparral, cismontane woodland, lower montane coniferous forest.	In gravelly soils on streambanks or in mesic sites in oak or pine woodland. 425-2000 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Senecio aphanactis	chaparral ragwort	Dicots	None	None	1B.2	SB_CalBG /RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral | Cismontane woodland | Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Drying alkaline flats. 20-1020 m.	There is no suitable habitat on site. This species is not present.
Southern California Arroyo Chub/Santa Ana Sucker Stream	Southern California Arroyo Chub/Santa Ana Sucker Stream	Inland Waters	None	None						Not present.
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	None	None			Riparian forest			Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	None	None			Riparian woodland			Not present.
Southern Willow Scrub	Southern Willow Scrub	Riparian	None	None			Riparian scrub			Not present.
Symphyotrichum defoliatum	San Bernardino aster	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Cismontane woodland | Coastal scrub | Lower montane coniferous forest | Marsh & swamp | Meadow & seep | Valley & foothill grassland	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 3-2045 m.	There is no suitable habitat on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat	Present/ Absent
Symphyotrichum greatae	Greata's aster	Dicots	None	None	1B.3	BLM_S-Sensitive | SB_CalBG/RSABG-California/ Rancho Santa Ana Botanic Garden	Broadleaved upland forest | Chaparral | Cismontane woodland | Lower montane coniferous forest | Riparian woodland	Chaparral, cismontane woodland, broadleafed upland forest, lower montane coniferous forest, riparian woodland.	Mesic canyons. 335-2015 m.	There is no suitable habitat on site. This species is not present.
Walnut Forest	Walnut Forest	Forest	None	None			Broadleaved upland forest			Not present.

APPENDIX C



View of developed areas at the northern portion of the site. View looking west.



View of the middle of the site from the eastern border. View looking west.



View of surrounding residential development at the eastern border. View looking south.

Hernandez Environmental Services



View of maintained grass area next to school structures. View looking northeast from the southwest corner of the site.



View of developed area with more school structures in the middle of the site. View looking east from the western border.

Hernandez Environmental Services

APPENDIX D

Soil Map—Los Angeles County, California, Southeastern Part
(Property Line)



Map Scale: 1:1,680 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Los Angeles County, California, Southeastern Part
Survey Area Data: Version 11, Sep 3, 2024

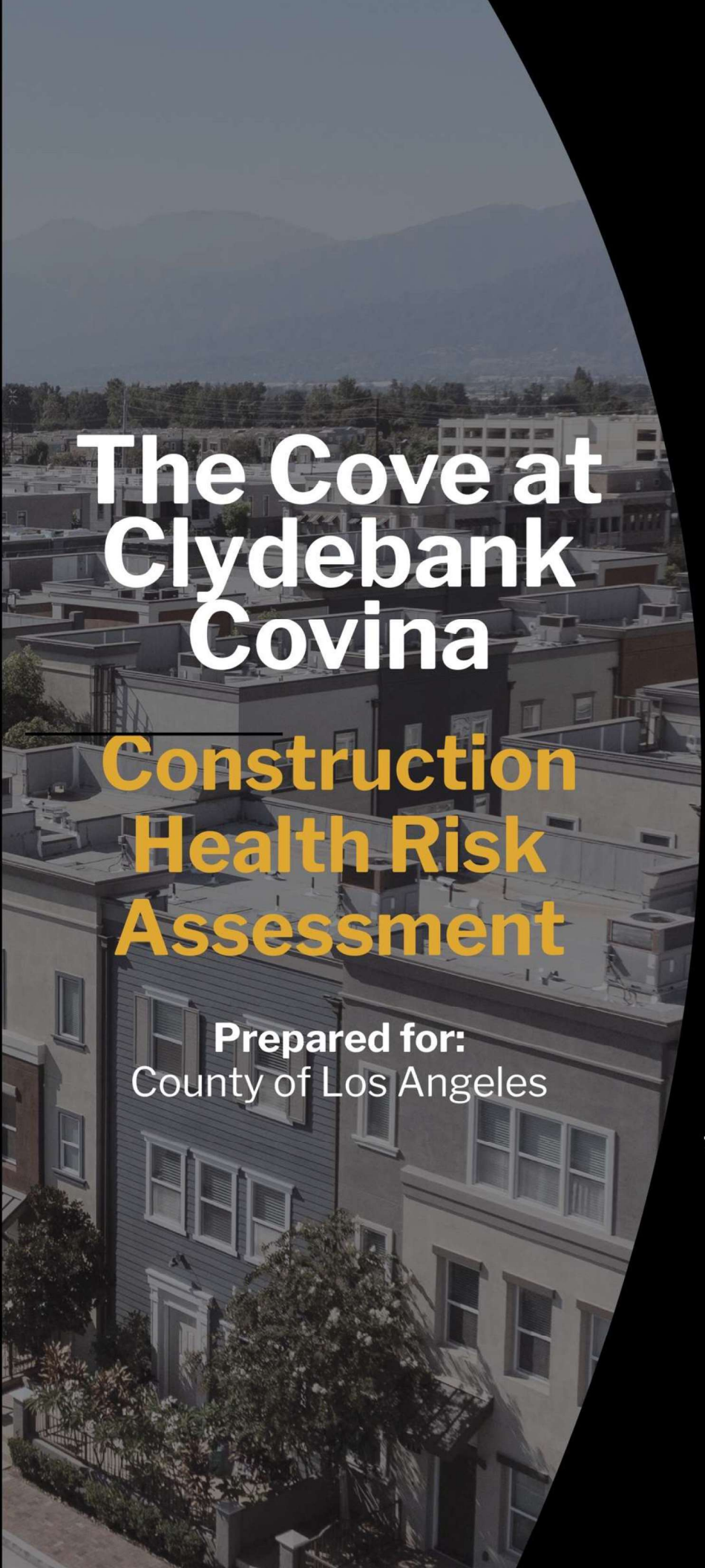
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 20, 2022—Nov 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1002	Urban land-Palmview-Tujunga complex, 0 to 5 percent slopes	8.6	100.0%
Totals for Area of Interest		**8.6**	**100.0%**



The Cove at Clydebank Covina

Construction Health Risk Assessment

Prepared for:
County of Los Angeles

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TABLE OF CONTENTS

1 Introduction 1
1.1 Access and Parking 5
1.2 Purpose of the Report 5
1.3 Summary of the Results 5
2 Health Risk Assessment 7
2.1 SCAQMD Significance Thresholds 7
Project-Level 7
Cumulative 8
2.2 Health Risk Estimation Methodology 8
Cancer Risk 8
Chronic Non-Cancer Hazard 12
2.3 Estimation of Project DPM Emissions 12
Construction DPM Emissions 12
Construction Equipment Emission Inventory Development 12
2.4 Atmospheric Dispersion Methodology 17
2.5 Receptors 18
3 Results of the Health Risk Assessment 21
3.1 Project-Level Risk Results 21
4 Conclusion 23
5 References 24

Figures

Figure 1: Project Site Location 2
Figure 2: Residential Conceptual Site Plan 3
Figure 3: Locations of the Project's Construction On-Site and Off-Site DPM Emission Sources 16
Figure 4: Locations of Air Dispersion Model Receptors 20
Figure 5: Construction Model Output 22

Tables

Table 1: Exposure Assumptions for Cancer Risk – OEHHA/SCAQMD Guidance 11
Table 2: Construction Schedule 13
Table 3: Proposed Project Construction Equipment Inventory 14
Table 4: Proposed Construction Vehicle Use 15
Table 5: Project On-Site and Off-Site Construction Source DPM Daily Emissions 15
Table 6: General Modeling Assumptions 17
Table 7: Summary of Construction Emissions Source Configurations 18
Table 8: Summary of Proposed Project Construction Health Risk 21

Appendices

APPENDIX A – CALEEMOD OUTPUT FOR PROJECT CONSTRUCTION
APPENDIX B – AERMOD CONSTRUCTION MODEL OUTPUT
APPENDIX C – ESTIMATION OF PROJECT CONSTRUCTION DPM EMISSIONS
APPENDIX D – ESTIMATION OF CONSTRUCTION HEALTH RISK

1 INTRODUCTION

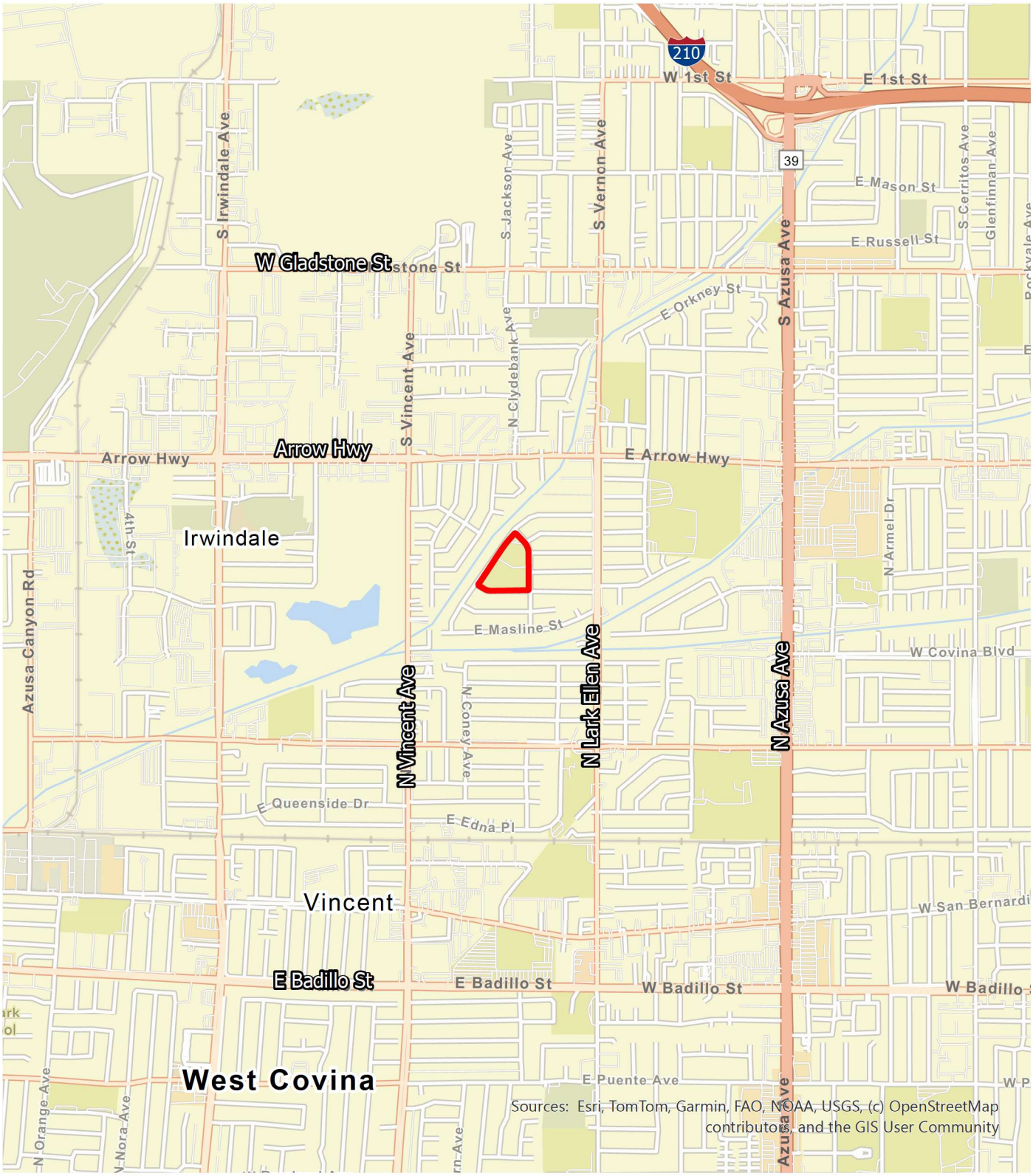
This Construction Health Risk Assessment (HRA) evaluates the potential impacts of the proposed Cove at Clydebank – Covina (proposed Project) within unincorporated Los Angeles County. The Project site is located at 5034 North Clydebank Avenue, with regional access to the Project site provided by Interstate 210 (I-210) and State Route 39 (SR-39). Local access to the Project site is provided via North Clydebank Avenue, Aspan Avenue, and East Tudor Street. The Project site and the surrounding area are shown in Figure 1, *Project Site Location*.

The Project site encompasses approximately 8.55 gross acres and is identified by Assessor's Parcel Number (APN) 5410-028-900. The Project site is currently occupied by an elementary school inclusive of nine interconnected buildings.

The Project proposes to demolish the existing on-site school and redevelop the site with 104 single-family dwelling residential units with a net density of 12.16 dwelling units per acre (du/ac), along with associated landscaping, parking, and recreational space, as shown in Figure 2, *Conceptual Site Plan*. The Project would also implement off-site improvements, including the installation of a new 8-inch water main along Aspan Avenue, extending approximately 700 linear feet and connecting to the existing main at the Clydebank Avenue/Aspan Avenue and Tudor Street/Aspan Avenue intersections. This HRA does not take credit from the existing uses on the site, and therefore provides a conservative analysis for the Project.

The Project site is located in the South Coast Air Basin (SCAB), which is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

Local Vicinity



Legend

Project Site

0 0.5 1 Miles

N

Covina School Site Project
County of Los Angeles

Figure 2-2

Conceptual Site Plan



LEGEND

SFDs

20	18.5%	PLAN 1	1,383 SF, 3 BED, 2.5 BA	27,660 SF
16	14.8%	PLAN 2	1,565 SF, 3 BED, 2.5 BA	25,040 SF
19	17.6%	PLAN 3	1,659 SF, 4 BED, 3 BA	31,521 SF
55	TOTAL UNITS -GREEN COURT			
19	17.6%	PLAN 4	1,831 SF, 4 BED, 3.5 BA	34,789 SF
17	15.7%	PLAN 5	1,885 SF, 4 BED, 3.5 BA	32,045 SF
17	15.7%	PLAN 6	1,949 SF, 4 BED, 3.5 BA, LOFT	33,133 SF
53	TOTAL UNITS - BACKYARD			
108	TOTAL ALL			**184,188** SF

N

0 40' 160'
20' 80'

Covina School Site Project
County of Los Angeles

Figure 3-1

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1.1 Access and Parking

Access to the Project site would be provided via three driveways: two 26-foot driveways on Aspan Avenue, and one 26-foot driveway on North Clydebank Avenue. All three proposed driveways would connect to internal drive aisles to provide access to all 104 proposed residences.

The Project would include a total of 241 parking spaces. All 104 residences would include two enclosed garage spaces for a total of 208 garage stalls. Additionally, the Project would provide 33 open-guest parking spaces throughout the site.

1.2 Purpose of the Report

To support the California Environmental Quality Act (CEQA) document for the proposed Project, this report evaluates the potential health impacts to sensitive receptors from the construction of the Project. This HRA focuses on the emissions of diesel particulate matter (DPM) from the Project on surrounding land uses from the residential Project's construction on a day-to-day basis. DPM has been identified by the California Air Resources Board (CARB) as a carcinogenic substance responsible for nearly 70 percent of the airborne cancer risk in California (California Air Resources Board, 2017). The estimated health risk impacts from the Project construction were compared to the health risk significance thresholds recommended by the SCAQMD for use in CEQA assessments.

This HRA employed the following tools to estimate the health impacts of the Project:

- The California Air Pollution Control Officers Association California Emissions Estimator Model (CalEEMod, Version 2022.1) to calculate exhaust emissions from mobile sources such as diesel trucks and construction equipment such as crawler tractors and cranes during the construction of the Project.
- The United States Environmental Protection Agency (USEPA) AMS/EPA Regulatory Model (AERMOD Version 23132) air dispersion model to estimate DPM impacts to sensitive receptors.
- Cancer Risk Methodology from the California Office of Environmental Health Hazards Assessment (OEHHA) (California Office of Environmental Health Hazards Assessment, 2015a) and the SCAQMD (South Coast Air Quality Management District, 2017).

1.3 Summary of the Results

The emissions from Project construction would not result in a cancer health risk that exceeds the lifetime cancer risk threshold of 10 in one million at the maximum impacted sensitive receptor. The Project's emissions for construction impacts would not result in a non-cancer risk greater than the 1.0 non-cancer hazard index (HI) threshold. The Project's maximum construction health risk results are summarized below.

Maximum Project Construction Health Risk Results:

- Sensitive/residential receptor for the lifetime exposure duration: 7.18 in one million
- Worker receptor: 0.01 in one million
- Sensitive receptor chronic non-cancer HI: 0.02
- Worker receptor chronic non-cancer HI: <0.01

The Project construction would not exceed the SCAQMD significance threshold of 10 in one million, nor would it exceed the HI threshold of 1.0. Therefore, the construction of the proposed Project would result in a less-than-significant project-level and cumulative-level impact for cancer and non-cancer health risk. No mitigation would be required.

2 HEALTH RISK ASSESSMENT

An HRA is a guide that helps determine whether the risks from current or future exposures to a toxic chemical or substance in the environment could affect the health of a population. In general, the quantification of risk from the development of a project depends on the following factors:

- Identification of the toxic air contaminants (TACs) that may be present in the air;
- Estimation of the amount of TACs released from all emission sources using emission models;
- Estimation of the airborne concentrations of TACs in the geographic area of concern using air dispersion models using information about emissions, source locations, weather, and other factors;
- Estimation of the level of exposure to different concentrations of the TACs at different geographic locations and their consequential health impacts.

Thus, a HRA identifies the TACs that could affect public health, identifies the sources and quantities of the TAC emissions, estimates where the emissions are transported by prevailing meteorological conditions, and assesses the consequential health impacts due to the identified exposures.

The California Office of Environmental Health Hazards Assessment (OEHHA) has developed methods for conducting HRAs. As defined under the Air Toxics "Hot Spots" Information and Assessment Act:

> "*A health risk assessment means a detailed, comprehensive analysis prepared pursuant to Section 44361 to evaluate and predict the dispersion of hazardous substances in the environment and the potential for exposure of human populations and to assess and quantify both the individual and population-wide health risks associated with those levels of exposure*" *(California Health and Safety Code)*.

The methodology used to estimate health risks and hazards that could potentially affect nearby sensitive receptors from the emissions of TACs is described below. The methodology included assumptions regarding emission source quantification, configurations and locations, receptor locations, air dispersion modeling, and health risk modeling. As noted above, this HRA focused on DPM emissions that the CARB has identified as the principal airborne carcinogenic substance in California. For purposes of this HRA, DPM was assumed to be comprised of PM_{10} vehicle exhaust emissions.

2.1 SCAQMD Significance Thresholds

Project-Level

The County of Los Angeles has not adopted a numerical significance threshold for cancer risk or non-cancer hazards. Therefore, the significance thresholds recommended by the SCAQMD were used for this assessment. The relevant significance thresholds are provided below:

- Cancer Risk: 10 persons per million population as the maximum acceptable incremental cancer risk due to exposure to TACs
- Non-Cancer Hazard Index (HI): 1.0

These thresholds are discussed further in Section 2.2, *Health Risk Estimation Methodology*.

Cumulative

The SCAQMD conducted an analysis of the cumulative effects of TACs within the SCAB as part of its *Multiple Air Toxics Exposure Study in the South Coast Air Basin* (MATES-V, the draft version of this MATES study series) (South Coast Air Quality Management District, 2021). The MATES-V Study expresses cumulative TAC impacts in terms of potential increased cancer risks. Cumulative impact thresholds derive from this study, since the Project site is within the MATES-V Study area. The MATES-V Study estimates the cumulative TAC-source cancer risk for the localized area encompassing the Project site ranges from 300 to 400 in one million. DPM-source cancer risks are reflected in the area's ambient cumulative cancer risk along with all other TAC-source risks and account for the predominance (68 percent) of the total risk. A cancer risk upper limit of 400 in a million was assumed to comprise the impact from existing TAC emission sources in the region without the impacts from the Project.

The TAC emissions inventory used in the MATES-V study to estimate health impacts was representative of emissions for the year 2018. In addition to the MATES-V cumulative TAC-source cancer risk noted above, other new or proposed potential TAC-generating projects (related projects) in the Project area not included in the MATES V study could contribute to cumulative TAC impacts. The SCAQMD has published a white paper on addressing cumulative impacts from air pollution (South Coast Air Quality Management District, 2003).. The white paper recommends a 1,000-foot distance from a proposed project to identify other development projects that could contribute to cumulative impacts (South Coast Air Quality Management District, 2019).. The 1,000-foot evaluation distance is supported by research-based findings concerning TAC emission dispersion rates from roadways and large sources, showing that emissions diminish substantially between 500 and 1,000 feet from emission sources. While the cumulative analysis incorporates future emissions within 1,000 feet of the source, the project-specific and cumulative significance thresholds of 10 in one million remain the same.

2.2 Health Risk Estimation Methodology

Cancer Risk

Cancer risks are estimated as the upper-bound incremental probability that an individual would develop cancer due to exposure to potential carcinogens over a specified exposure duration. The estimated risk is expressed as a probability since there is no level below which some level of impact may occur. The cancer risk attributed to a chemical is calculated by multiplying the chemical intake or dose at the human exchange boundaries (e.g., lungs) by the chemical-specific cancer potency factor (CPF). A risk level of 10 in one million implies a likelihood that up to 10 people in a population of one million equally exposed people could contract cancer if exposed continuously (24 hours per day) to the levels of TACs over a specified duration of time. This risk is an excess cancer risk in addition to any environmental cancer risk borne by a person not exposed to these air toxins.

The exposure dose is the amount of a chemical taken into the body at a given time. In particular, the exposure dose through inhalation ($Dose_{air}$) is a function of the breathing rate, the exposure frequency, and the concentration of exposures. Breathing rates change over time for different age groups and are determined for specific age groups. The $Dose_{air}$ is calculated for each of the following age groups: third trimester to birth, and 0 to 2, 2 to 16, and 16 to 30 years of age. The OEHHA recommends that the 30-year exposure duration be used as the basis for public notification and risk reduction audits and plans (California Office

of Environmental Health Hazards Assessment, 2015b). The risks for each age group are summed together to provide a total estimate of lifetime cancer risks for sensitive receptors. To estimate the cancer risk, the $Dose_{air}$ is estimated by applying the following equation to the DPM concentration at each receptor as calculated by the air dispersion model:

$$Dose_{air} = C_{DPM} \times DBR_i \times A \times EF_i \quad \text{(EQ-1)}$$

Where:

$Dose_{air}$ = dose through inhalation (mg/kg/day)

C_{DPM} = period average concentration of DPM as estimated by the air dispersion model ($\mu g/m^3$)

DBR = daily breathing rate for each age group (liters/kg-day) (see Table 1)

A = Inhalation absorption factor (unitless = 1)

EF = exposure frequency (days per year)

i – number of age groups

The dose is multiplied by the cancer potency factor, the age sensitivity factors (ASF), the exposure duration (ED), and the fraction of time spent at home (FAH, for sensitive/residential receptors only) divided by averaging time (AT) to arrive at an estimate of cancer risk:

$$\text{Cancer Risk} = Dose_{air,i} \times CPF \times ASF_i \times ED_i \times FAH_i/AT \quad \text{(EQ-2)}$$

Where:

Cancer Risk = Total individual excess inhalation cancer risk, defined as the cancer risk a hypothetical individual faces if exposed to carcinogenic emissions from a particular source for specified exposure durations; this risk is summed over all age groups; cancer risk is expressed in terms of risk per million exposed individuals.

$Dose_{air,i}$ = inhalation dose through inhalation (mg/kg-day)

CPF = inhalation cancer potency factor $(mg/kg\text{-}day)^{-1}$

ASF_i = age sensitivity factors (see Table 1)

ED_i = exposure duration (years) (see Table 1)

AT = averaging time of lifetime cancer risk (70 years or 25550 days)

FAH_i = fraction of time spent at home (see Table 1)

n = number of age groups

While the OEHHA recommends that the 30-year exposure duration be used as the basis for public notification and risk reduction audits and plans, the Project's construction duration is expected to only span 0.73 years (approximately 9 months), and no significant DPM emissions are anticipated to occur after the completion of the Project's construction during the operation of the Project. Thus, for the remainder of this report, the lifetime cancer risk will refer to the construction's time span of 0.73 years.

Thus, for the purpose of this HRA, the exposure duration for sensitive/residential receptors' lifetime cancer risk was assumed to analyze a daily construction duration of eight hours, five days a week, as a reasonable assumption for the site's construction operation hours and was assumed to span the duration of a third trimester pre-birth in 2027 (the Project's starting year of construction) through 2028, when the Project's

construction would conclude. Estimates of cancer risk were also provided for informational purposes for adult exposure, also spanning the duration of construction.

Table 1, *Exposure Assumptions for Cancer Risk – OEHHA/SCAQMD Guidance,* provides the values for the various cancer risk parameters shown in equations EQ-1 and EQ-2 for the receptor groups examined in this assessment for the construction of the Project. For DPM, the value of the CPF is 1.1 milligrams per kilogram per day.

Table 1: Exposure Assumptions for Cancer Risk – OEHHA/SCAQMD Guidance

Age Group	Exposure Frequency, EF		Exposure Duration (ED) (Years)	Age Sensitivity Factors (ASF)	Fraction Time at Home (FAH)[1]	Daily Breathing Rate[2] (DBR) (l/kg-day)
	Hours/Day	Days/Year				
Sensitive/Residential Receptor – Pre-birth to Adult (30-year duration)						
3rd Trimester to Birth	8	250	0.25	10	1	361
0 to 2 years	8	250	0.48	10	1	1,090
2 to 16 years	8	250		3	1	745
16 to 30 years	8	250		1	0.73	335
Sensitive Receptor/Residential Child (9-year duration)						
3rd Trimester to Birth	8	250	0.25	10	1	361
0 to 2 years	8	250	0.48	10	1	1,090
2 to 9 years	8	250		3	1	861
Sensitive Receptor/Residential Receptor – Adult (30-year duration)						
17 years and older	8	250	0.73	1	0.73	335
Worker Receptor (25-years duration)						
17 years and older	8	250	0.73	1		230

Notes:
[1] Assumed FAH of 1.0 for 3rd Trimester to Birth, 0 to 2 years, and 2 to 16 years age groups for a conservative analysis.
[2] Daily breathing rates are representative of the 95th percentile for sensitive/residential receptors.
(L/kg-day) = liters per kilogram body weight per day
Source: SCAQMD Rule 1401

Chronic Non-Cancer Hazard

TACs can also cause chronic (long-term) effects on non-cancer illnesses such as reproductive effects, birth defects, or adverse environmental effects. Non-cancer health risks are conveyed in terms of the HI. A ratio of the predicted concentration of the facility's reported TAC emissions to a concentration is considered acceptable to public health professionals. A significant risk is defined as an HI of 1.0 or greater. An HI of less than 1 indicates that no significant health risks are expected from the facility's TAC emissions. The following equation gives the relationship for the non-cancer hazards for TACs:

$$HI = C_{ann}/REL \quad \text{(EQ-3)}$$

Where:

HI = Hazard Index: an expression of the potential for chronic non-cancer health risks

C_{ann} = Annual average TAC concentration ($\mu g/m^3$)

REL = Reference Exposure Level: the DPM concentration at which no adverse health effects are anticipated

As predicted by the air dispersion model, annual concentrations of DPM are used to estimate chronic non-cancer hazards. The OEHHA has defined a REL for DPM of 5 $\mu g/m^3$.

2.3 Estimation of Project DPM Emissions

Construction DPM Emissions

Construction emissions were calculated using the latest CalEEMod Version 2022.1. DPM construction emissions were based on the CalEEMod construction runs for the proposed construction schedule and equipment inventory, using exhaust PM_{10} construction emissions to represent DPM emissions. Construction-related DPM emissions are expected to primarily occur as a function of heavy-duty equipment that would operate on-site during the construction phase. Additional DPM emissions would occur from the operation of construction vehicles that travel to/from the Project during construction (haul trucks, vendor trucks, and worker vehicles).

These travel link assumptions can be found in Appendix C.

Construction Equipment Emission Inventory Development

The first requirement to conduct the HRA involves identifying and quantifying the sources of construction DPM emissions from the Project, also termed an emissions inventory. Each piece of equipment that emits DPM is identified in terms of its location and physical characteristics (release height, release temperature, etc.) and the chemical nature of the emissions. The predominant sources of DPM emissions from the construction of the Project would derive from the heavy-duty diesel trucks that travel to, from, and within the Project site each day, as well as the off-road construction equipment used during the six construction phases: demolition, site preparation, trenching, grading, building construction, paving, and architectural coating. The Project's DPM exhaust emissions were calculated using the PM_{10} exhaust emissions calculated from CalEEMod. Table 2, *Construction Schedule,* shows the Project's construction schedule. Table 3, *Proposed Project Construction Equipment Inventory,* presents the Project's proposed CalEEMod default construction equipment. Table 4,

Proposed Construction Vehicle Use, shows the proposed construction vehicle use for worker, vendor, and hauling trips. Table 5, *Project On-Site and Off-Site Construction Source DPM Daily Emissions,* depicts the maximum daily on-site and off-site DPM emissions during the Project's construction. Figure 3, *Locations of the Project's Construction On-Site and Off-Site DPM Emission Sources,* provides the locations of the on-site and off-site construction DPM emission sources.

Table 2: Construction Schedule

Activity	Start Date	End Date	Total Working Days
Demolition	9/1/2027	9/29/2027	20
Site Preparation	9/30/2027	10/14/2027	10
Trenching	10/15/2027	10/28/2027	10
Grading	10/29/2027	11/11/2027	10
Building Construction	11/12/2027	4/13/2028	110
Paving	4/14/2028	4/27/2028	10
Architectural Coating	4/28/2028	5/25/2028	20

Source: See CalEEMod Output in Appendix A.

Table 3: Proposed Project Construction Equipment Inventory

Activity	Days of Construction	Equipment	Number	Hours per day	Horse-power	Load Factor
Demolition	20	Rubber Tired Dozers	2	8	367	0.40
		Excavators	3	8	36	0.38
		Concrete/Industrial Saws	1	8	33	0.73
Site Preparation	10	Rubber Tired Dozers	3	8	367	0.40
		Crawler Tractors	4	8	84	0.37
Trenching	10	Dumpers/Tenders	1	8	16	0.38
		Excavators	1	8	36	0.38
		Plate Compactors	1	8	8	0.43
		Skid Steer Loaders	1	8	71	0.37
		Tractors/Loaders/Backhoes	1	8	84	0.37
Grading	10	Graders	1	8	148	0.41
		Excavators	2	8	36	0.38
		Crawler Tractors	3	8	84	0.37
		Rubber Tired Dozers	1	8	367	0.40
		Scrapers	2	8	423	0.48
Building Construction	110	Forklifts	3	8	82	0.20
		Generator Sets	1	8	14	0.74
		Cranes	1	8	367	0.29
		Welders	1	8	46	0.45
		Tractors/Loaders/Backhoes	3	8	84	0.37
Paving	10	Pavers	2	8	81	0.42
		Paving Equipment	2	8	89	0.36
		Rollers	2	8	36	0.38
Architectural Coating	20	Air Compressors	1	8	37	0.48

Source: See CalEEMod Output in Appendix A.

Table 4: Proposed Construction Vehicle Use

Activity	Daily Worker Trips	Daily Vendor Trips	Daily Haul Trips
Demolition	15	0	136
Site Preparation	18	0	0
Trenching	13	0	0
Grading	23	0	44
Building Construction	59	19	0
Paving	15	0	0
Architectural Coating	12	0	0

Source: See CalEEMod Output in Appendix A.

Table 5: Project On-Site and Off-Site Construction Source DPM Daily Emissions

Activity	Working Days	On-Site	Off-Site	Total
		Maximum Daily DPM Emissions (pounds/day)	Maximum Daily DPM Emissions (pounds/day)	Maximum Daily Construction Emissions (pounds/day)
2027				
Demolition	20	0.80	0.12	
Site Preparation	10	1.52	<0.01	
Trenching	10	0.10	<0.01	
Grading	10	1.34	0.39	
Building Construction	35	0.36	<0.01	
Maximum Daily Construction Emissions 2027		**1.52**	**0.39**	**1.91**
2028				
Building Construction	75	0.33	<0.01	
Paving	10	0.26	0.03	
Architectural Coating	20	0.02	<0.01	
Maximum Daily Construction Emissions 2028		**0.33**	**0.03**	**0.36**
2027-2028 Maximum Daily Construction Emissions (pounds/day)				**1.91**

Source: See Estimation of Project Construction DPM Emissions data attachment in Appendix C.

Figure 3: Locations of the Project's Construction On-Site and Off-Site DPM Emission Sources

2.4 Atmospheric Dispersion Methodology

Atmospheric dispersion modeling is the mathematical simulation of how air pollutants disperse in the ambient atmosphere. The modeling is performed with computer programs that solve algorithms simulating the movement and dispersion of air pollutants. The air dispersion model uses emissions from various emission sources and meteorological data such as wind speed and direction, air temperature, and atmospheric mixing rates to estimate the air pollutant impacts at various geographic locations (referred to as receptor locations).

Table 6, *General Modeling Assumptions,* and Table 7, *Summary of Construction Emissions Source Configurations,* provide the general assumptions applied in the AERMOD model (Version 23132). The AERMOD output sheets can be found in Appendix B for construction, respectively.

Table 6: General Modeling Assumptions

Feature	Assumption
Terrain Processing	Complex terrain; elevations were obtained for the Project site using the EPA AERMAP terrain data pre-processor Version 18081; Data Set: USGS_NED_13_n35w118.tif.
Land Use	Urban – Based on land use patterns surrounding the Project site.
Meteorological Data	The Azusa South Coast AQMD Station was used for the available years of 2012 through 2016 as representative of meteorological conditions on the Project site.
Receptor Locations	A uniform network grid was used to include all existing residences and worker locations surrounding the Project site. Additional receptors were located at nearby residences. Receptors were placed at ground level.

Source: See AERMOD Construction Model Output in Appendix B.

Table 7: Summary of Construction Emissions Source Configurations

Emission Source Type	Geometric Configuration	Relevant Assumptions
Construction Sources	Polygon Area Source	• Size of the construction area source was the size of the Project area to be constructed (8.55 acres or 34,601m^2). • Off-site improvements emissions during the Trenching phase were included in the on-site area source emissions from the Project site, to provide a conservative analysis. See Appendix A and C for calculations. • Construction equipment emission source release height – 5 meters. • Emissions generated from the CalEEMod model. • Construction operation: Assumed 8 hours per day, 5 days a week.
On-Site and Off-Site Construction Vehicle Traffic	Line Area Source	• Line source release height of 3.11 meters (10.2 feet) with a plume height of 6.2 meters (20.4 feet) (from EPA Haul Roads Calculator). • Equipment/Vehicle types: see Table 3, *Proposed Project Construction Equipment Inventory*. • The assumed off-site routes used are as follows: ○ Route 1: Project Site *to/from* North Clydebank Avenue (East Gragmont Street) *to/from* North Lark Ellen Avenue *to/from* I-210 – 70% ○ Route 2: Project Site *to/from* East Devanah Street *to/from* North Lark Ellen Avenue *to/from* East Cypress Street *to/from* State Route 39 (SR-39) – 30% • Construction operation: Assumed 8 hours per day, 5 days a week.

Source: See AERMOD Construction Model Output and Estimation of Project Construction DPM Emissions in Appendix B and C.

2.5 Receptors

The SCAQMD defines a sensitive receptor as any residence, including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, and health facilities such as hospitals or retirement and nursing homes. A sensitive receptor includes long-term care hospitals, hospices, prisons, and dormitories, or similar live-in housing. For the purpose of this HRA, sensitive receptors were placed within the air dispersion model at the locations of the closest existing residences and other establishments or residences nearest to the Project site that qualify as sensitive receptors. Receptor points were placed on existing residences, schools, healthcare facilities along the Project's travel routes, as well as the closest worker receptors to the Project's boundary. In addition, a uniform grid network of receptors was placed over the Project site to complete the receptor network. These receptors were used to evaluate the health risk during the Project's construction, including on-site source emissions and along the off-site Project routes. The closest receptors to the Project site and the Project's on-site and off-site travel links approximate the maximum DPM emissions from the construction of the Project and thus yield the highest cancer risk values.

The Project vicinity consists of numerous residences, bounded and separated by North Clydebank Avenue, Aspan Avenue, and East Tudor Street. Residences adjacent to the Project site were found to be, at minimum, approximately 18.6 meters (61 feet) east of the Project boundary line. Yet, the maximally impacted sensitive

receptor for this analysis was determined to be a different residence located 21.7 meters (71 feet) east of the Project site's easternmost boundary. The nearest worker receptor was determined to be 306.9 meters (1,007 feet) southwest of the Project's southern boundary line, at a church located on North Vicente Road. Figure 4, *Locations of Air Dispersion Model Receptors*, shows the receptor locations included in the HRA and highlights the nearest, maximum impacted sensitive receptors and worker receptors.

Figure 4: Locations of Air Dispersion Model Receptors

3 RESULTS OF THE HEALTH RISK ASSESSMENT

3.1 Project-Level Risk Results

Tables 8, *Summary of Proposed Project Construction Health Risk*, presents a summary of the cancer risks resulting from the Project's construction DPM emissions, along with the SCAQMD health risk significance thresholds. As shown in Table 8, the estimated maximum cancer risk for construction is 7.18 in one million for the maximally impacted sensitive/residential receptor, which is below the threshold of 10 in one million. The estimated maximum cancer risk for worker receptors during construction is 0.01 in one million, which is also below the SCAQMD threshold of significance of 10 in one million. In addition, the Project's maximum estimated construction results for non-cancer health risk are <0.01 for the maximum impacted sensitive receptor, which is below the significance threshold of 1.0.

The construction maximum cancer risk and non-cancer risk would not exceed the SCAQMD cancer health risk significance threshold of 10 in one million and non-cancer HI significance threshold of 1.0, respectively. Thus, the Project would have a less-than-significant result related to both cancer and non-cancer health risks. Figure 5, *Construction Model Output*, displays the total emission contour output for the Project's construction model.

Table 8: Summary of Proposed Project Construction Health Risk

Receptor	Cancer Risk (per million)		Exceeds Significance Threshold?
	Maximum Lifetime Proposed Project Risk	Significance Threshold	
Maximum Impacted Sensitive Receptor – Infant to Adult (30 years)	7.18	10	No
Maximum Impacted Sensitive Receptor – Adult	0.21	10	No
Maximum Impacted Worker Receptor	0.01	10	No
Receptor	**Chronic Non-Cancer Hazard Index**		**Exceeds Significance Threshold?**
	Maximum Lifetime Proposed Project Risk	**Significance Threshold**	
Maximum Impacted Sensitive Receptor – Infant to Adult (30 years)	0.02	1.0	No
Maximum Impacted Sensitive Receptor – Adult	0.02	1.0	No
Maximum Impacted Worker Receptor	<0.01	1.0	No

Source: See Estimation of Construction Health Risk data attachment in Appendix D.

The SCAB has a nonattainment status, meaning the SCAB does not meet national air quality standards for certain criteria pollutants. Project-specific thresholds were established at levels intended to reduce cumulative health risk impacts. Therefore, project-specific thresholds are the same as cumulative thresholds. Since the Project would not exceed project-level thresholds, it would also have a less-than-significant cumulative for cancer and non-cancer health risks.

Figure 5: Construction Model Output

4 CONCLUSION

The emissions from Project construction would not result in cancer health risk results that exceed the lifetime cancer risk threshold of 10 in one million at the maximum impacted sensitive receptor. The Project's emissions for construction would not result in a non-cancer risk greater than the 1.0 non-cancer HI threshold. The Project's maximum construction health risk results are summarized below.

Maximum Project Construction Health Risk Results:

- Sensitive/residential receptor for the lifetime exposure duration: 7.18 in one million
- Worker receptor: 0.01 in one million
- Sensitive receptor chronic non-cancer HI: 0.02
- Worker receptor chronic non-cancer HI: <0.01

The Project construction health risk results would not exceed the SCAQMD significance thresholds of 10 in one million for cancer risk and 1.0 for non-cancer HI. Therefore, the construction of the proposed Project would result in a less-than-significant project-level and cumulative-level impact for cancer and non-cancer health risk. No mitigation would be required.

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APPENDIX A – CALEEMOD OUTPUT FOR PROJECT CONSTRUCTION

24-130 Covina School Site-Proposed Use Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

3. Construction Emissions Details

3.1. Demolition (2027) - Unmitigated

3.3. Site Preparation (2027) - Unmitigated

3.5. Grading (2027) - Unmitigated

3.7. Building Construction (2027) - Unmitigated

3.9. Building Construction (2028) - Unmitigated

3.11. Paving (2028) - Unmitigated

3.13. Architectural Coating (2028) - Unmitigated

3.15. Trenching (2027) - Unmitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

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

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	24-130 Covina School Site-Proposed Use
Construction Start Date	9/1/2027
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.80
Precipitation (days)	22.4
Location	5034 N Clydebank Ave, Covina, CA 91722, USA
County	Los Angeles-South Coast
City	Unincorporated
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5046
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.30

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	88.0	Dwelling Unit	3.78	164,859	113,877	—	260	single-family units-Market rate

Parking Lot	33.0	Space	0.30	0.00	0.00	—	—	guest parkings
Other Asphalt Surfaces	2.45	Acre	2.45	0.00	0.00	—	—	on-site and off-site vehicular use hardscape
Other Asphalt Surfaces	1.15	Acre	1.15	50,094	0.00	—	—	Off Site Improvement
Single Family Housing	16.0	Dwelling Unit	0.69	29,973	187,406	—	47.0	Affordable Housing
Other Non-Asphalt Surfaces	1.95	Acre	1.95	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Unmit.	64.7	31.3	29.8	0.10	1.52	15.1	4.14	13,185
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Unmit.	3.54	32.7	32.1	0.08	1.52	7.41	4.14	10,265
Average Daily (Max)	—	—	—	—	—	—	—	—
Unmit.	3.85	4.65	4.85	0.01	0.17	1.31	0.42	1,573
Annual (Max)	—	—	—	—	—	—	—	—
Unmit.	0.70	0.85	0.89	< 0.005	0.03	0.24	0.08	260
Exceeds (Daily Max)	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	150	150	55.0	—

Unmit.	No	No	No	No	No	No	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—
Threshold	75.0	100	550	150	150	150	55.0	—
Unmit.	No	No	No	No	No	No	No	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—
2027	3.54	31.3	29.8	0.10	1.52	15.1	4.14	13,185
2028	64.7	10.5	17.6	0.03	0.33	1.26	0.53	4,016
Daily - Winter (Max)	—	—	—	—	—	—	—	—
2027	3.54	32.7	32.1	0.08	1.52	7.41	4.14	10,265
2028	1.28	10.5	17.1	0.03	0.33	1.26	0.53	3,974
Average Daily	—	—	—	—	—	—	—	—
2027	0.47	4.65	4.85	0.01	0.17	1.31	0.42	1,573
2028	3.85	2.39	3.92	0.01	0.08	0.28	0.12	876
Annual	—	—	—	—	—	—	—	—
2027	0.08	0.85	0.89	< 0.005	0.03	0.24	0.08	260
2028	0.70	0.44	0.72	< 0.005	0.01	0.05	0.02	145

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Unmit.	12.6	2.42	39.9	0.08	1.18	6.66	2.55	8,071

Daily, Winter (Max)	—	—	—	—	—	—	—	—
Unmit.	11.7	2.53	30.2	0.08	1.18	6.65	2.54	7,792
Average Daily (Max)	—	—	—	—	—	—	—	—
Unmit.	8.09	2.07	26.4	0.05	0.11	4.96	1.34	6,877
Annual (Max)	—	—	—	—	—	—	—	—
Unmit.	1.48	0.38	4.81	0.01	0.02	0.91	0.24	1,139
Exceeds (Daily Max)	—	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	150	150	55.0	—
Unmit.	No	No	No	No	No	No	No	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—
Threshold	55.0	55.0	550	150	150	150	55.0	—
Unmit.	No	No	No	No	No	No	No	—
Exceeds (Annual)	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	3,000
Unmit.	—	—	—	—	—	—	—	No

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Mobile	3.02	2.01	23.7	0.06	0.03	5.51	1.42	5,980
Area	9.59	0.41	16.2	0.02	1.15	1.15	1.13	474
Energy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380
Water	—	—	—	—	—	—	—	83.2
Waste	—	—	—	—	—	—	—	154

Refrig.	—	—	—	—	—	—	—	1.40
Total	12.6	2.42	39.9	0.08	1.18	6.66	2.55	8,071
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Mobile	2.99	2.20	22.0	0.06	0.03	5.51	1.42	5,725
Area	8.72	0.33	8.14	0.02	1.14	1.14	1.12	449
Energy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380
Water	—	—	—	—	—	—	—	83.2
Waste	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	1.40
Total	11.7	2.53	30.2	0.08	1.18	6.65	2.54	7,792
Average Daily	—	—	—	—	—	—	—	—
Mobile	2.66	1.99	20.3	0.05	0.03	4.88	1.26	5,211
Area	5.43	0.07	6.10	< 0.005	0.08	0.08	0.08	47.8
Energy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380
Water	—	—	—	—	—	—	—	83.2
Waste	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	1.40
Total	8.09	2.07	26.4	0.05	0.11	4.96	1.34	6,877
Annual	—	—	—	—	—	—	—	—
Mobile	0.49	0.36	3.70	0.01	0.01	0.89	0.23	863
Area	0.99	0.01	1.11	< 0.005	0.02	0.02	0.01	7.91
Energy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228
Water	—	—	—	—	—	—	—	13.8
Waste	—	—	—	—	—	—	—	25.4
Refrig.	—	—	—	—	—	—	—	0.23
Total	1.48	0.38	4.81	0.01	0.02	0.91	0.24	1,139

3. Construction Emissions Details

3.1. Demolition (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	2.21	19.9	18.6	0.03	0.80	0.80	0.73	3,439
Demolition	—	—	—	—	—	11.5	1.74	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.09	1.02	< 0.005	0.04	0.04	0.04	188
Demolition	—	—	—	—	—	0.63	0.10	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.20	0.19	< 0.005	0.01	0.01	0.01	31.2
Demolition	—	—	—	—	—	0.12	0.02	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.90	0.00	0.00	0.20	0.05	202
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.15	10.8	4.27	0.06	0.12	2.64	0.81	9,545
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	< 0.005	10.6

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.62	0.23	< 0.005	0.01	0.14	0.04	522
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	1.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.11	0.04	< 0.005	< 0.005	0.03	0.01	86.5

3.3. Site Preparation (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	3.48	31.3	28.7	0.05	1.52	1.52	1.40	5,315
Dust From Material Movement	—	—	—	—	—	5.66	2.69	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	3.48	31.3	28.7	0.05	1.52	1.52	1.40	5,315
Dust From Material Movement	—	—	—	—	—	5.66	2.69	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.86	0.79	< 0.005	0.04	0.04	0.04	146
Dust From Material Movement	—	—	—	—	—	0.16	0.07	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.16	0.14	< 0.005	0.01	0.01	0.01	24.1
Dust From Material Movement	—	—	—	—	—	0.03	0.01	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.06	0.06	1.05	0.00	0.00	0.23	0.05	236
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.06	0.08	0.89	0.00	0.00	0.23	0.05	223
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	< 0.005	6.21
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	1.03
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	3.36	29.0	29.5	0.06	1.34	1.34	1.23	6,911
Dust From Material Movement	—	—	—	—	—	2.81	1.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.80	0.81	< 0.005	0.04	0.04	0.03	189
Dust From Material Movement	—	—	—	—	—	0.08	0.03	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.15	0.15	< 0.005	0.01	0.01	0.01	31.3
Dust From Material Movement	—	—	—	—	—	0.01	< 0.005	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.08	0.10	1.15	0.00	0.00	0.29	0.07	287
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.04	3.61	1.39	0.02	0.04	0.85	0.26	3,067
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	< 0.005	7.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.10	0.04	< 0.005	< 0.005	0.02	0.01	84.1

Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	13.9

3.7. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.11	10.2	14.0	0.03	0.36	0.36	0.34	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	1.00	1.37	< 0.005	0.04	0.04	0.03	258
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.18	0.25	< 0.005	0.01	0.01	0.01	42.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.20	0.25	2.98	0.00	0.00	0.76	0.18	745
Vendor	0.02	0.66	0.31	< 0.005	< 0.005	0.17	0.05	616
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.31	0.00	0.00	0.07	0.02	74.1
Vendor	< 0.005	0.07	0.03	< 0.005	< 0.005	0.02	< 0.005	60.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.06	0.00	0.00	0.01	< 0.005	12.3
Vendor	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	9.99
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.66	14.0	0.03	0.33	0.33	0.30	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.66	14.0	0.03	0.33	0.33	0.30	2,639
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.22	1.97	2.86	0.01	0.07	0.07	0.06	537
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.36	0.52	< 0.005	0.01	0.01	0.01	88.9
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.20	0.20	3.30	0.00	0.00	0.76	0.18	774
Vendor	0.01	0.61	0.29	< 0.005	< 0.005	0.17	0.05	603
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.20	0.23	2.80	0.00	0.00	0.76	0.18	732
Vendor	0.01	0.63	0.30	< 0.005	< 0.005	0.17	0.05	602
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.60	0.00	0.00	0.15	0.04	151
Vendor	< 0.005	0.13	0.06	< 0.005	< 0.005	0.03	0.01	123
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.11	0.00	0.00	0.03	0.01	25.1
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	< 0.005	20.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	6.63	9.91	0.01	0.26	0.26	0.24	1,516
Paving	1.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.18	0.27	< 0.005	0.01	0.01	0.01	41.5
Paving	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.05	< 0.005	< 0.005	< 0.005	< 0.005	6.88
Paving	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.85	0.00	0.00	0.20	0.05	198
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	< 0.005	5.23
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.87
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2028) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.08	1.49	< 0.005	0.02	0.02	0.02	179
Architectural Coatings	64.5	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	< 0.005	< 0.005	9.79
Architectural Coatings	3.54	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	1.62
Architectural Coatings	0.65	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.66	0.00	0.00	0.15	0.04	155
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	< 0.005	8.15

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	1.35
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Trenching (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	3.33	4.89	0.01	0.10	0.10	0.09	775
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.13	< 0.005	< 0.005	< 0.005	< 0.005	21.2
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	< 0.005	3.52
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.64	0.00	0.00	0.16	0.04	159

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	4.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.73
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	3.02	2.01	23.7	0.06	0.03	5.51	1.42	5,980
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.02	2.01	23.7	0.06	0.03	5.51	1.42	5,980
Daily, Winter (Max)	—	—	—	—	—	—	—	—

Single Family Housing	2.99	2.20	22.0	0.06	0.03	5.51	1.42	5,725
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.99	2.20	22.0	0.06	0.03	5.51	1.42	5,725
Annual	—	—	—	—	—	—	—	—
Single Family Housing	0.49	0.36	3.70	0.01	0.01	0.89	0.23	863
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.49	0.36	3.70	0.01	0.01	0.89	0.23	863

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	1,369
Parking Lot	—	—	—	—	—	—	—	10.9
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00

Total	—	—	—	—	—	—	—	1,380
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	1,369
Parking Lot	—	—	—	—	—	—	—	10.9
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	1,380
Annual	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	227
Parking Lot	—	—	—	—	—	—	—	1.81
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	228

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—
Single Family Housing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Hearths	4.18	0.33	8.14	0.02	1.14	1.14	1.12	449
Consumer Products	4.19	—	—	—	—	—	—	—
Architectural Coatings	0.35	—	—	—	—	—	—	—

Landscape Equipment	0.87	0.07	8.09	< 0.005	0.01	0.01	0.01	24.8
Total	9.59	0.41	16.2	0.02	1.15	1.15	1.13	474
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Hearths	4.18	0.33	8.14	0.02	1.14	1.14	1.12	449
Consumer Products	4.19	—	—	—	—	—	—	—
Architectural Coatings	0.35	—	—	—	—	—	—	—
Total	8.72	0.33	8.14	0.02	1.14	1.14	1.12	449
Annual	—	—	—	—	—	—	—	—
Hearths	0.05	< 0.005	0.10	< 0.005	0.01	0.01	0.01	5.09
Consumer Products	0.76	—	—	—	—	—	—	—
Architectural Coatings	0.06	—	—	—	—	—	—	—
Landscape Equipment	0.11	0.01	1.01	< 0.005	< 0.005	< 0.005	< 0.005	2.81
Total	0.99	0.01	1.11	< 0.005	0.02	0.02	0.01	7.91

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	83.2
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	83.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	83.2
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	83.2
Annual	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	13.8
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	13.8

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	154
Parking Lot	—	—	—	—	—	—	—	0.00

Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	154
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	154
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	154
Annual	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	25.4
Parking Lot	—	—	—	—	—	—	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	25.4

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	1.40
Total	—	—	—	—	—	—	—	1.40
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	1.40
Total	—	—	—	—	—	—	—	1.40
Annual	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	0.23
Total	—	—	—	—	—	—	—	0.23

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

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

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10T	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	9/1/2027	9/29/2027	5.00	20.0	—
Site Preparation	Site Preparation	9/30/2027	10/14/2027	5.00	10.0	—
Grading	Grading	10/29/2027	11/11/2027	5.00	10.0	—
Building Construction	Building Construction	11/12/2027	4/13/2028	5.00	110	—
Paving	Paving	4/14/2028	4/27/2028	5.00	10.0	—
Architectural Coating	Architectural Coating	4/28/2028	5/25/2028	5.00	20.0	—
Trenching	Trenching	10/15/2027	10/28/2027	5.00	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Crawler Tractors	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Crawler Tractors	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Trenching	Dumpers/Tenders	Diesel	Average	1.00	8.00	16.0	0.38
Trenching	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Trenching	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Trenching	Skid Steer Loaders	Diesel	Average	1.00	8.00	71.0	0.37

Trenching	Tractors/Loaders/Back	Diesel	Average	1.00	8.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	136	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	22.5	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	43.8	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	58.5	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	19.3	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2

Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	11.7	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT
Trenching	—	—	—	—
Trenching	Worker	12.5	18.5	LDA,LDT1,LDT2
Trenching	Vendor	—	10.2	HHDT,MHDT
Trenching	Hauling	0.00	20.0	HHDT
Trenching	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	394,535	131,512	0.00	0.00	15,290

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)

Demolition	0.00	0.00	0.00	10,888	—
Site Preparation	—	—	35.0	0.00	—
Grading	3,503	—	10.0	0.00	—
Paving	0.00	0.00	0.00	0.00	7.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.97	0%
Parking Lot	0.30	100%
Other Asphalt Surfaces	2.45	100%
Other Asphalt Surfaces	1.15	100%
Single Family Housing	0.18	0%
Other Non-Asphalt Surfaces	1.95	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	0.00	532	0.03	< 0.005
2028	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	830	834	746	298,762	6,243	6,276	5,614	2,247,449
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Single Family Housing	77.0	192	151	37,952	579	1,444	1,136	285,493
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	0
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	104
Wood Fireplaces	1
Gas Fireplaces	14
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	2

Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	1
Non-Catalytic Wood Stoves	1
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
394534.8	131,512	0.00	0.00	15,290

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	1,324,411	346	0.0330	0.0040	0.00
Parking Lot	11,448	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00

Single Family Housing	110,322	346	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	3,280,094	1,951,984
Parking Lot	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
Single Family Housing	596,381	3,212,356
Other Non-Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	69.0	—
Parking Lot	0.00	—
Other Asphalt Surfaces	0.00	—
Other Asphalt Surfaces	0.00	—
Single Family Housing	12.5	—
Other Non-Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

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

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.4	annual days of extreme heat
Extreme Precipitation	6.20	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2

Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	82.5
AQ-PM	71.7
AQ-DPM	72.2
Drinking Water	37.9
Lead Risk Housing	72.4
Pesticides	0.00
Toxic Releases	71.5
Traffic	46.8
Effect Indicators	—
CleanUp Sites	18.7
Groundwater	41.0

Haz Waste Facilities/Generators	43.3
Impaired Water Bodies	0.00
Solid Waste	72.4
Sensitive Population	—
Asthma	51.0
Cardio-vascular	48.5
Low Birth Weights	40.9
Socioeconomic Factor Indicators	—
Education	67.1
Housing	15.5
Linguistic	55.1
Poverty	38.9
Unemployment	41.8

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	66.13627615
Employed	47.36301809
Median HI	56.12729373
Education	—
Bachelor's or higher	26.30565892
High school enrollment	100
Preschool enrollment	67.02168613
Transportation	—
Auto Access	81.29090209
Active commuting	42.44835108

Social	—
2-parent households	40.40805851
Voting	38.52175029
Neighborhood	—
Alcohol availability	37.08456307
Park access	42.33286283
Retail density	64.55793661
Supermarket access	82.06082382
Tree canopy	15.11612986
Housing	—
Homeownership	69.11330681
Housing habitability	73.75850122
Low-inc homeowner severe housing cost burden	59.822918
Low-inc renter severe housing cost burden	83.61349929
Uncrowded housing	25.95919415
Health Outcomes	—
Insured adults	54.27948159
Arthritis	0.0
Asthma ER Admissions	62.8
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	16.4
Cognitively Disabled	16.7
Physically Disabled	28.8

Heart Attack ER Admissions	69.7
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	79.5
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	44.4
Elderly	73.9
English Speaking	40.6
Foreign-born	56.7
Outdoor Workers	19.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	29.1
Traffic Density	50.9
Traffic Access	23.0
Other Indices	—
Hardship	65.3
Other Decision Support	—
2016 Voting	30.0

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	56.0
Healthy Places Index Score for Project Location (b)	56.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Adjusted based on information provided on the Site Plan.
Construction: Construction Phases	The construction start date and operational date were provided by the client.
Construction: Off-Road Equipment	Added typical equipment used for trenching. Assumed all construction will be utilized 8 hours per work day. Replaced Tractors/Loaders/Backhoes with Crawler Tractors in the Site Preparation and Grading Phases.
Operations: Vehicle Data	Adjusted the weekday, Saturday, and Sunday trip rates to match the ITE 11th Edition Trip Rates for Single-Family Detached Housing (ITE Land Use Code 210) for 88 units and affordable housing (ITE Land Use Code 223) for the 16 affordable units.
Operations: Hearths	Fireplaces and Wood Stoves are removed in accordance with SCAQMD Rule 445. All other fireplaces were removed as the project does not propose them.

Construction: Dust From Material Movement	Adjusted based on the grading information provided on the site plan.
Operations: Energy Use	Since the Project does not include natural gas, the estimated natural gas consumption is converted to electricity-equivalent using a factor of 0.18 and added to the proposed Project's electricity consumption based on the American Gas Association (AGA) 2022, Comparison of Home Appliance Energy Use, Operating Costs, and Carbon Dioxide Emissions – 2022 Update.

APPENDIX B – AERMOD CONSTRUCTION MODEL OUTPUT

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** AERMOD Input Produced by:
** AERMOD View Ver. 12.0.0
** Lakes Environmental Software Inc.
** Date: 10/10/2025
** File: C:\Lakes\AERMOD View\24_130_Covina_Con\24_130_Covina_Con.ADI
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** AERMOD Control Pathway
**************************************
**
**
CO STARTING
   TITLEONE C:\Lakes\AERMOD View\24_130_Covina_Con\24_130_Covina_Con.isc
   MODELOPT DFAULT CONC
   AVERTIME 1 PERIOD
   POLLUTID PM_10
   RUNORNOT RUN
   ERRORFIL 24_130_Covina_Con.err
CO FINISHED
**
**************************************
** AERMOD Source Pathway
**************************************
**
**
SO STARTING
** Source Location **
** Source ID - Type - X Coord. - Y Coord. **
   LOCATION PAREA1       AREAPOLY   415104.536  3774078.396      144.080
** DESCRSRC Project Site
** ------------------------------------------------------------------------
** Line Source Represented by Area Sources
** LINE AREA Source ID = ARLN1
** DESCRSRC Route 1: Project > N Clydebank > N Lark Ellen > S Vernon > I-
210 WB
** PREFIX
** Length of Side = 16.00
** Ratio = 10
** Vertical Dimension = 2.46
** Emission Rate = 8.8837E-10
** Nodes = 29
** 415106.236, 3774092.265, 144.16, 0.00
** 415066.319, 3774050.155, 143.74, 0.00
** 415017.628, 3773984.356, 143.17, 0.00
** 414962.796, 3773899.257, 142.56, 0.00
** 414993.502, 3773879.518, 142.89, 0.00
** 415004.030, 3773877.325, 142.92, 0.00
** 415012.803, 3773878.641, 142.93, 0.00
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** 415022.892, 3773883.027, 142.99, 0.00
** 415111.061, 3774019.449, 144.63, 0.00
** 415116.325, 3774026.467, 144.50, 0.00
** 415123.782, 3774029.976, 144.33, 0.00
** 415135.187, 3774030.415, 144.44, 0.00
** 415147.031, 3774036.118, 144.45, 0.00
** 415153.359, 3774040.996, 144.44, 0.00
** 415106.835, 3774092.505, 144.15, 0.00
** 415151.156, 3774134.401, 144.66, 0.00
** 415179.692, 3774148.366, 144.88, 0.00
** 415220.372, 3774156.866, 145.25, 0.00
** 415276.838, 3774155.652, 145.75, 0.00
** 415453.521, 3774153.830, 147.52, 0.00
** 415482.371, 3775047.636, 152.68, 0.00
** 415482.447, 3775206.848, 154.97, 0.00
** 415503.428, 3776398.928, 170.49, 0.00
** 415504.938, 3776437.994, 170.87, 0.00
** 415549.757, 3776597.360, 172.83, 0.00
** 415481.991, 3776648.660, 172.47, 0.00
** 415397.278, 3776701.635, 169.33, 0.00
** 415241.938, 3776757.166, 166.40, 0.00
** 415079.322, 3776794.522, 166.11, 0.00
** ------------------------------------------------------------------
   LOCATION A0000001     AREA     415100.430 3774097.769 144.30
   LOCATION A0000002     AREA     415059.888 3774054.913 143.84
   LOCATION A0000003     AREA     415010.903 3773988.689 143.35
   LOCATION A0000004     AREA     414958.470 3773892.528 142.50
   LOCATION A0000005     AREA     414991.870 3773871.686 142.84
   LOCATION A0000006     AREA     415005.216 3773869.413 142.87
   LOCATION A0000007     AREA     415015.992 3773871.304 142.89
   LOCATION A0000008     AREA     415029.611 3773878.685 142.98
   LOCATION A0000009     AREA     415073.695 3773946.896 143.73
   LOCATION A0000010     AREA     415117.461 3774014.649 144.55
   LOCATION A0000011     AREA     415119.732 3774019.229 144.47
   LOCATION A0000012     AREA     415124.090 3774021.982 144.42
   LOCATION A0000013     AREA     415138.658 3774023.207 144.50
   LOCATION A0000014     AREA     415151.915 3774029.782 144.43
   LOCATION A0000015     AREA     415159.296 3774046.359 144.67
   LOCATION A0000016     AREA     415112.330 3774086.691 144.10
   LOCATION A0000017     AREA     415154.672 3774127.216 144.73
   LOCATION A0000018     AREA     415181.329 3774140.535 144.97
   LOCATION A0000019     AREA     415220.200 3774148.868 145.28
   LOCATION A0000020     AREA     415276.756 3774147.652 145.82
   LOCATION A0000021     AREA     415365.097 3774146.742 146.64
   LOCATION A0000022     AREA     415461.517 3774153.572 147.56
   LOCATION A0000023     AREA     415466.325 3774302.540 147.98
   LOCATION A0000024     AREA     415471.134 3774451.508 148.50
   LOCATION A0000025     AREA     415475.942 3774600.475 148.58
   LOCATION A0000050     AREA     415480.750 3774749.443 149.53
   LOCATION A0000051     AREA     415485.559 3774898.410 150.21
   LOCATION A0000052     AREA     415490.371 3775047.632 152.80
   LOCATION A0000053     AREA     415490.446 3775206.707 154.96
   LOCATION A0000054     AREA     415493.068 3775355.717 156.88
   LOCATION A0000055     AREA     415495.691 3775504.727 158.56
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   LOCATION A0000056     AREA     415498.314 3775653.737 160.42
   LOCATION A0000057     AREA     415500.936 3775802.747 162.34
   LOCATION A0000058     AREA     415503.559 3775951.757 164.27
   LOCATION A0000059     AREA     415506.182 3776100.768 166.41
   LOCATION A0000060     AREA     415508.804 3776249.778 168.48
   LOCATION A0000061     AREA     415511.422 3776398.619 170.53
   LOCATION A0000062     AREA     415512.639 3776435.829 170.95
   LOCATION A0000063     AREA     415535.049 3776515.511 163.84
   LOCATION A0000064     AREA     415554.585 3776603.738 173.02
   LOCATION A0000065     AREA     415486.232 3776655.443 173.92
   LOCATION A0000066     AREA     415399.971 3776709.168 171.84
   LOCATION A0000067     AREA     415322.301 3776736.933 168.67
   LOCATION A0000068     AREA     415243.729 3776764.963 168.98
   LOCATION A0000069     AREA     415162.421 3776783.641 167.30
** End of LINE AREA Source ID = ARLN1
** ------------------------------------------------------------------------
** Line Source Represented by Area Sources
** LINE AREA Source ID = ARLN2
** DESCRSRC Route 2: Site to CA-99
** PREFIX
** Length of Side = 16.00
** Ratio = 10
** Vertical Dimension = 2.46
** Emission Rate = 3.8073E-10
** Nodes = 12
** 415155.688, 3774038.389, 144.43, 2.64
** 415198.099, 3774064.114, 144.88, 2.64
** 415206.442, 3774070.371, 145.04, 2.64
** 415453.255, 3774069.676, 147.38, 2.64
** 415456.889, 3773756.127, 147.14, 2.64
** 415459.153, 3773588.575, 146.98, 2.64
** 415454.625, 3773474.232, 146.24, 2.64
** 415453.493, 3773423.287, 145.84, 2.64
** 415453.493, 3773366.682, 145.86, 2.64
** 415452.361, 3773160.638, 145.35, 2.64
** 416264.392, 3773143.735, 153.76, 2.64
** 416253.558, 3772410.731, 150.52, 2.64
** ------------------------------------------------------------------------
   LOCATION A0000026     AREA     415159.837 3774031.549 144.43
   LOCATION A0000027     AREA     415202.899 3774057.714 145.01
   LOCATION A0000028     AREA     415206.419 3774062.371 144.97
   LOCATION A0000029     AREA     415329.826 3774062.023 146.28
   LOCATION A0000030     AREA     415445.255 3774069.583 147.30
   LOCATION A0000031     AREA     415447.073 3773912.808 147.02
   LOCATION A0000032     AREA     415448.890 3773756.019 147.16
   LOCATION A0000033     AREA     415450.022 3773672.243 147.15
   LOCATION A0000034     AREA     415451.160 3773588.891 147.00
   LOCATION A0000035     AREA     415446.627 3773474.410 146.26
   LOCATION A0000036     AREA     415445.493 3773423.287 145.90
   LOCATION A0000037     AREA     415445.493 3773366.726 145.80
   LOCATION A0000038     AREA     415444.927 3773263.704 145.64
   LOCATION A0000039     AREA     415452.194 3773152.640 145.35
   LOCATION A0000040     AREA     415587.533 3773149.823 145.68
   LOCATION A0000041     AREA     415722.871 3773147.005 146.29
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   LOCATION A0000042     AREA     415858.210 3773144.188 148.87
   LOCATION A0000043     AREA     415993.548 3773141.371 150.37
   LOCATION A0000044     AREA     416128.887 3773138.554 151.87
   LOCATION A0000045     AREA     416256.392 3773143.854 153.71
   LOCATION A0000046     AREA     416254.226 3772997.253 152.84
   LOCATION A0000047     AREA     416252.059 3772850.652 151.90
   LOCATION A0000048     AREA     416249.892 3772704.051 151.22
   LOCATION A0000049     AREA     416247.725 3772557.450 150.93
** End of LINE AREA Source ID = ARLN2
** Source Parameters **
   SRCPARAM PAREA1         2.1E-07     5.000        14
   AREAVERT PAREA1       415104.536 3774078.396 415144.883 3774035.857
   AREAVERT PAREA1       415153.216 3774028.402 415158.478 3774020.069
   AREAVERT PAREA1       415160.231 3774014.923 415161.548 3773996.826
   AREAVERT PAREA1       415162.425 3773831.492 414988.759 3773831.930
   AREAVERT PAREA1       414966.831 3773838.070 414943.588 3773857.805
   AREAVERT PAREA1       415016.452 3773967.521 415037.527 3773998.037
   AREAVERT PAREA1       415050.595 3774013.491 415071.605 3774043.989
** LINE AREA Source ID = ARLN1
   SRCPARAM A0000001     8.8837E-10     0.000    58.024    16.000
133.468     2.459
   SRCPARAM A0000002     8.8837E-10     0.000    81.855    16.000
126.501     2.459
   SRCPARAM A0000003     8.8837E-10     0.000   101.234    16.000
122.795     2.459
   SRCPARAM A0000004     8.8837E-10     0.000    36.503    16.000
32.735     2.459
   SRCPARAM A0000005     8.8837E-10     0.000    10.754    16.000
11.768     2.459
   SRCPARAM A0000006     8.8837E-10     0.000     8.871    16.000    -
8.531     2.459
   SRCPARAM A0000007     8.8837E-10     0.000    11.001    16.000   -
23.499     2.459
   SRCPARAM A0000008     8.8837E-10     0.000    81.217    16.000   -
57.125     2.459
   SRCPARAM A0000009     8.8837E-10     0.000    81.217    16.000   -
57.125     2.459
   SRCPARAM A0000010     8.8837E-10     0.000     8.773    16.000   -
53.130     2.459
   SRCPARAM A0000011     8.8837E-10     0.000     8.242    16.000   -
25.201     2.459
   SRCPARAM A0000012     8.8837E-10     0.000    11.413    16.000    -
2.203     2.459
   SRCPARAM A0000013     8.8837E-10     0.000    13.145    16.000   -
25.710     2.459
   SRCPARAM A0000014     8.8837E-10     0.000     7.990    16.000   -
37.630     2.459
   SRCPARAM A0000015     8.8837E-10     0.000    69.409    16.000  -
132.090     2.459
   SRCPARAM A0000016     8.8837E-10     0.000    60.989    16.000   -
43.389     2.459
   SRCPARAM A0000017     8.8837E-10     0.000    31.770    16.000   -
26.075     2.459
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   SRCPARAM A0000018     8.8837E-10     0.000    41.558    16.000   -
11.802     2.459
   SRCPARAM A0000019     8.8837E-10     0.000    56.479    16.000
1.232     2.459
   SRCPARAM A0000020     8.8837E-10     0.000    88.346    16.000
0.591     2.459
   SRCPARAM A0000021     8.8837E-10     0.000    88.346    16.000
0.591     2.459
   SRCPARAM A0000022     8.8837E-10     0.000   149.045    16.000   -
88.151     2.459
   SRCPARAM A0000023     8.8837E-10     0.000   149.045    16.000   -
88.151     2.459
   SRCPARAM A0000024     8.8837E-10     0.000   149.045    16.000   -
88.151     2.459
   SRCPARAM A0000025     8.8837E-10     0.000   149.045    16.000   -
88.151     2.459
   SRCPARAM A0000050     8.8837E-10     0.000   149.045    16.000   -
88.151     2.459
   SRCPARAM A0000051     8.8837E-10     0.000   149.045    16.000   -
88.151     2.459
   SRCPARAM A0000052     8.8837E-10     0.000   159.212    16.000   -
89.973     2.459
   SRCPARAM A0000053     8.8837E-10     0.000   149.033    16.000   -
88.992     2.459
   SRCPARAM A0000054     8.8837E-10     0.000   149.033    16.000   -
88.992     2.459
   SRCPARAM A0000055     8.8837E-10     0.000   149.033    16.000   -
88.992     2.459
   SRCPARAM A0000056     8.8837E-10     0.000   149.033    16.000   -
88.992     2.459
   SRCPARAM A0000057     8.8837E-10     0.000   149.033    16.000   -
88.992     2.459
   SRCPARAM A0000058     8.8837E-10     0.000   149.033    16.000   -
88.992     2.459
   SRCPARAM A0000059     8.8837E-10     0.000   149.033    16.000   -
88.992     2.459
   SRCPARAM A0000060     8.8837E-10     0.000   149.033    16.000   -
88.992     2.459
   SRCPARAM A0000061     8.8837E-10     0.000    39.095    16.000   -
87.787     2.459
   SRCPARAM A0000062     8.8837E-10     0.000    82.774    16.000   -
74.292     2.459
   SRCPARAM A0000063     8.8837E-10     0.000    82.774    16.000   -
74.292     2.459
   SRCPARAM A0000064     8.8837E-10     0.000    84.994    16.000  -
142.874     2.459
   SRCPARAM A0000065     8.8837E-10     0.000    99.913    16.000  -
147.980     2.459
   SRCPARAM A0000066     8.8837E-10     0.000    82.484    16.000  -
160.329     2.459
   SRCPARAM A0000067     8.8837E-10     0.000    82.484    16.000  -
160.329     2.459
   SRCPARAM A0000068     8.8837E-10     0.000    83.426    16.000  -
167.062     2.459
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   SRCPARAM A0000069     8.8837E-10     0.000    83.426    16.000  -
167.062     2.459
** ------------------------------------------------------------------
** LINE AREA Source ID = ARLN2
   SRCPARAM A0000026     3.8073E-10     2.643    49.602    16.000   -
31.239     2.459
   SRCPARAM A0000027     3.8073E-10     2.643    10.429    16.000   -
36.870     2.459
   SRCPARAM A0000028     3.8073E-10     2.643   123.407    16.000
0.161     2.459
   SRCPARAM A0000029     3.8073E-10     2.643   123.407    16.000
0.161     2.459
   SRCPARAM A0000030     3.8073E-10     2.643   156.785    16.000
89.336     2.459
   SRCPARAM A0000031     3.8073E-10     2.643   156.785    16.000
89.336     2.459
   SRCPARAM A0000032     3.8073E-10     2.643    83.784    16.000
89.226     2.459
   SRCPARAM A0000033     3.8073E-10     2.643    83.784    16.000
89.226     2.459
   SRCPARAM A0000034     3.8073E-10     2.643   114.433    16.000
92.268     2.459
   SRCPARAM A0000035     3.8073E-10     2.643    50.957    16.000
91.273     2.459
   SRCPARAM A0000036     3.8073E-10     2.643    56.605    16.000
90.000     2.459
   SRCPARAM A0000037     3.8073E-10     2.643   103.023    16.000
90.315     2.459
   SRCPARAM A0000038     3.8073E-10     2.643   103.023    16.000
90.315     2.459
   SRCPARAM A0000039     3.8073E-10     2.643   135.368    16.000
1.192     2.459
   SRCPARAM A0000040     3.8073E-10     2.643   135.368    16.000
1.192     2.459
   SRCPARAM A0000041     3.8073E-10     2.643   135.368    16.000
1.192     2.459
   SRCPARAM A0000042     3.8073E-10     2.643   135.368    16.000
1.192     2.459
   SRCPARAM A0000043     3.8073E-10     2.643   135.368    16.000
1.192     2.459
   SRCPARAM A0000044     3.8073E-10     2.643   135.368    16.000
1.192     2.459
   SRCPARAM A0000045     3.8073E-10     2.643   146.617    16.000
90.847     2.459
   SRCPARAM A0000046     3.8073E-10     2.643   146.617    16.000
90.847     2.459
   SRCPARAM A0000047     3.8073E-10     2.643   146.617    16.000
90.847     2.459
   SRCPARAM A0000048     3.8073E-10     2.643   146.617    16.000
90.847     2.459
   SRCPARAM A0000049     3.8073E-10     2.643   146.617    16.000
90.847     2.459
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** Variable Emissions Type: "By Hour / Day (HRDOW)"
** Variable Emission Scenario: "Scenario 1"
** WeekDays:
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT PAREA1       HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
** Saturday:
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
** Sunday:
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT PAREA1       HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
** WeekDays:
   EMISFACT A0000001     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000001     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000001     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000001     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000002     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000002     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000002     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000002     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000003     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000003     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000003     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000003     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000004     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000004     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000004     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000004     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000005     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000005     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000005     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000005     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000006     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000006     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000006     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000006     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000007     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000007     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000007     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000007     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000008     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000008     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000008     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000008     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000009     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000009     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000009     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000009     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000010     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000010     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000010     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000010     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000011     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000011     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000011     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000011     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000012     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000012     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000012     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000012     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000013     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000013     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000013     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000013     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000014     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000014     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000014     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000014     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000015     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000015     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
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EMISFACT A0000060     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000061     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000068     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000068     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000068     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000068     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000069     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000069     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000069     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000069     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
** Sunday:
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   EMISFACT A0000001     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000001     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000001     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000002     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000002     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000002     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000002     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000003     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000003     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000003     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000003     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000004     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000005     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000007     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000007     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000009     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000009     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000013     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000013     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000015     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000015     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000016     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000051     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000064     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000064     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000067     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000067     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000067     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000067     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000068     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000068     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000068     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000068     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000069     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000069     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000069     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000069     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
** WeekDays:
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   EMISFACT A0000026     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000026     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000026     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000027     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000027     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000027     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000027     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000028     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000028     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000028     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000028     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000029     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000029     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000030     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000031     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000031     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
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   EMISFACT A0000032     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000032     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000032     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000032     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000033     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000033     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000033     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000033     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000034     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000034     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000034     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000034     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000035     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000035     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000035     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000035     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000036     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000036     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000036     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000037     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000037     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000037     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000037     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000038     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000038     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000038     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000038     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000039     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000039     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000039     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000039     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000040     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000040     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000040     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
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EMISFACT A0000041     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000041     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
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EMISFACT A0000041     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000042     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000043     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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EMISFACT A0000045     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000045     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000045     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000046     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000046     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000046     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
EMISFACT A0000046     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000047     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
EMISFACT A0000047     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
EMISFACT A0000047     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000049     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000049     HRDOW 1.0 1.0 1.0 1.0 1.0 1.0
   EMISFACT A0000049     HRDOW 1.0 1.0 0.0 0.0 0.0 0.0
   EMISFACT A0000049     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
** Saturday:
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   EMISFACT A0000026     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000026     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000026     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000027     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000027     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000027     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000027     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000028     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000028     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000028     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000029     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000029     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000029     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000030     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000036     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000036     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
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   EMISFACT A0000049     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000049     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   EMISFACT A0000049     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
** Sunday:
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   EMISFACT A0000049     HRDOW 0.0 0.0 0.0 0.0 0.0 0.0
   SRCGROUP ALL
SO FINISHED
**
****************************************
** AERMOD Receptor Pathway
****************************************
**
**
RE STARTING
   INCLUDED 24_130_Covina_Con.rou
RE FINISHED
**
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** AERMOD Meteorology Pathway
**************************************
**
**
ME STARTING
   SURFFILE "..\..\Met Files\AZUS_V9_ADJU\AZUS_v9.SFC"
   PROFFILE "..\..\Met Files\AZUS_V9_ADJU\AZUS_v9.PFL"
   SURFDATA 3179 2012 Azusa
   UAIRDATA 3190 2012
   SITEDATA 99999 2012
   PROFBASE 137.0 METERS
ME FINISHED
**
**************************************
** AERMOD Output Pathway
**************************************
**
**
OU STARTING
   RECTABLE ALLAVE 1ST
   RECTABLE 1 1ST
** Auto-Generated Plotfiles
   PLOTFILE 1 ALL 1ST 24_130_Covina_Con.AD\01H1GALL.PLT 31
   PLOTFILE PERIOD ALL 24_130_Covina_Con.AD\PE00GALL.PLT 32
   SUMMFILE 24_130_Covina_Con.sum
OU FINISHED


  *** Message Summary For AERMOD Model Setup ***

  --------- Summary of Total Messages --------

 A Total of            0 Fatal Error Message(s)
 A Total of            2 Warning Message(s)
 A Total of            0 Informational Message(s)


    ******** FATAL ERROR MESSAGES ********
                ***  NONE  ***


    ********   WARNING MESSAGES   ********
 ME W186    1129       MEOPEN: THRESH_1MIN 1-min ASOS wind speed
threshold used          0.50
 ME W187    1129       MEOPEN: ADJ_U* Option for Stable Low Winds used in
AERMET

 **********************************
 *** SETUP Finishes Successfully ***
 **********************************
```

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** MODEL SETUP OPTIONS SUMMARY ***

- - - -

```
          Model Outputs Tables of PERIOD Averages by Receptor
          Model Outputs Tables of Highest Short Term Values by Receptor
(RECTABLE Keyword)
          Model Outputs External File(s) of High Values for Plotting
(PLOTFILE Keyword)
          Model Outputs Separate Summary File of High Ranked Values
(SUMMFILE Keyword)

 **NOTE:  The Following Flags May Appear Following CONC Values:  c for
Calm Hours
                                                                 m for
Missing Hours
                                                                 b for
Both Calm and Missing Hours

 **Misc. Inputs:  Base Elev. for Pot. Temp. Profile (m MSL) =   137.00 ;
Decay Coef. =    0.000     ;  Rot. Angle =     0.0
                  Emission Units = GRAMS/SEC
;  Emission Rate Unit Factor =   0.10000E+07
                  Output Units   = MICROGRAMS/M**3

 **Approximate Storage Requirements of Model =      3.7 MB of RAM.

 **Input Runstream File:          aermod.inp
 **Output Print File:             aermod.out

 **Detailed Error/Message File:   24_130_Covina_Con.err
 **File for Summary of Results:   24_130_Covina_Con.sum
```

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** AREA SOURCE DATA ***

SOURCE ID	NUMBER PART. CATS.	EMISSION RATE (GRAMS/SEC /METER**2)	COORD (SW CORNER) X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	X-DIM (METERS)	Y-DIM (METERS)	ORIENT. (DEG.)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY	AIRCRAFT
A0000001	0	0.88837E-09	415100.4	3774097.8	144.3	0.00	58.02	16.00	133.47	2.46	NO	HRDOW	NO
A0000002	0	0.88837E-09	415059.9	3774054.9	143.8	0.00	81.85	16.00	126.50	2.46	NO	HRDOW	NO
A0000003	0	0.88837E-09	415010.9	3773988.7	143.4	0.00	101.23	16.00	122.80	2.46	NO	HRDOW	NO
A0000004	0	0.88837E-09	414958.5	3773892.5	142.5	0.00	36.50	16.00	32.74	2.46	NO	HRDOW	NO
A0000005	0	0.88837E-09	414991.9	3773871.7	142.8	0.00	10.75	16.00	11.77	2.46	NO	HRDOW	NO
A0000006	0	0.88837E-09	415005.2	3773869.4	142.9	0.00	8.87	16.00	-8.53	2.46	NO	HRDOW	NO
A0000007	0	0.88837E-09	415016.0	3773871.3	142.9	0.00	11.00	16.00	-23.50	2.46	NO	HRDOW	NO
A0000008	0	0.88837E-09	415029.6	3773878.7	143.0	0.00	81.22	16.00	-57.13	2.46	NO	HRDOW	NO
A0000009	0	0.88837E-09	415073.7	3773946.9	143.7	0.00	81.22	16.00	-57.13	2.46	NO	HRDOW	NO
A0000010	0	0.88837E-09	415117.5	3774014.6	144.6	0.00	8.77	16.00	-53.13	2.46	NO	HRDOW	NO
A0000011	0	0.88837E-09	415119.7	3774019.2	144.5	0.00	8.24	16.00	-25.20	2.46	NO	HRDOW	NO
A0000012	0	0.88837E-09	415124.1	3774022.0	144.4	0.00	11.41	16.00	-2.20	2.46	NO	HRDOW	NO
A0000013	0	0.88837E-09	415138.7	3774023.2	144.5	0.00	13.14	16.00	-25.71	2.46	NO	HRDOW	NO
A0000014	0	0.88837E-09	415151.9	3774029.8	144.4	0.00	7.99	16.00	-37.63	2.46	NO	HRDOW	NO
A0000015	0	0.88837E-09	415159.3	3774046.4	144.7	0.00	69.41	16.00	-132.09	2.46	NO	HRDOW	NO
A0000016	0	0.88837E-09	415112.3	3774086.7	144.1	0.00	60.99	16.00	-43.39	2.46	NO	HRDOW	NO

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 A0000017          0   0.88837E-09  415154.7 3774127.2   144.7      0.00
31.77     16.00    -26.07     2.46     NO    HRDOW             NO
 A0000018          0   0.88837E-09  415181.3 3774140.5   145.0      0.00
41.56     16.00    -11.80     2.46     NO    HRDOW             NO
 A0000019          0   0.88837E-09  415220.2 3774148.9   145.3      0.00
56.48     16.00      1.23     2.46     NO    HRDOW             NO
 A0000020          0   0.88837E-09  415276.8 3774147.7   145.8      0.00
88.35     16.00      0.59     2.46     NO    HRDOW             NO
 A0000021          0   0.88837E-09  415365.1 3774146.7   146.6      0.00
88.35     16.00      0.59     2.46     NO    HRDOW             NO
 A0000022          0   0.88837E-09  415461.5 3774153.6   147.6      0.00
149.04     16.00    -88.15     2.46     NO    HRDOW              NO
 A0000023          0   0.88837E-09  415466.3 3774302.5   148.0      0.00
149.04     16.00    -88.15     2.46     NO    HRDOW              NO
 A0000024          0   0.88837E-09  415471.1 3774451.5   148.5      0.00
149.04     16.00    -88.15     2.46     NO    HRDOW             NO
 A0000025          0   0.88837E-09  415475.9 3774600.5   148.6      0.00
149.04     16.00    -88.15     2.46     NO    HRDOW             NO
 A0000050          0   0.88837E-09  415480.8 3774749.4   149.5      0.00
149.04     16.00    -88.15     2.46     NO    HRDOW             NO
 A0000051          0   0.88837E-09  415485.6 3774898.4   150.2      0.00
149.04     16.00    -88.15     2.46     NO    HRDOW             NO
 A0000052          0   0.88837E-09  415490.4 3775047.6   152.8      0.00
159.21     16.00    -89.97     2.46     NO    HRDOW             NO
 A0000053          0   0.88837E-09  415490.4 3775206.7   155.0      0.00
149.03     16.00    -88.99     2.46     NO    HRDOW             NO
 A0000054          0   0.88837E-09  415493.1 3775355.7   156.9      0.00
149.03     16.00    -88.99     2.46     NO    HRDOW             NO
 A0000055          0   0.88837E-09  415495.7 3775504.7   158.6      0.00
149.03     16.00    -88.99     2.46     NO    HRDOW             NO
 A0000056          0   0.88837E-09  415498.3 3775653.7   160.4      0.00
149.03     16.00    -88.99     2.46     NO    HRDOW             NO
 A0000057          0   0.88837E-09  415500.9 3775802.7   162.3      0.00
149.03     16.00    -88.99     2.46     NO    HRDOW             NO
 A0000058          0   0.88837E-09  415503.6 3775951.8   164.3      0.00
149.03     16.00    -88.99     2.46     NO    HRDOW             NO
 A0000059          0   0.88837E-09  415506.2 3776100.8   166.4      0.00
149.03     16.00    -88.99     2.46     NO    HRDOW             NO
 A0000060          0   0.88837E-09  415508.8 3776249.8   168.5      0.00
149.03     16.00    -88.99     2.46     NO    HRDOW             NO
 A0000061          0   0.88837E-09  415511.4 3776398.6   170.5      0.00
39.10     16.00    -87.79     2.46     NO    HRDOW             NO
 A0000062          0   0.88837E-09  415512.6 3776435.8   171.0      0.00
82.77     16.00    -74.29     2.46     NO    HRDOW             NO
 A0000063          0   0.88837E-09  415535.0 3776515.5   163.8      0.00
82.77     16.00    -74.29     2.46     NO    HRDOW             NO
 A0000064          0   0.88837E-09  415554.6 3776603.7   173.0      0.00
84.99     16.00   -142.87     2.46     NO    HRDOW             NO
```

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** AREA SOURCE DATA ***

SOURCE ID	NUMBER OF AREA CATS.	EMISSION RATE (GRAMS/SEC /METER**2)	COORD (SW CORNER) X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	X-DIM (METERS)	Y-DIM (METERS)	ORIENT. (DEG.)	INIT. SZ (METERS)	URBAN SOURCE	EMISSION RATE SCALAR VARY BY	AIRCRAFT
A0000065	0	0.88837E-09	415486.2	3776655.4	173.9	0.00	99.91	16.00	-147.98	2.46	NO	HRDOW	NO
A0000066	0	0.88837E-09	415400.0	3776709.2	171.8	0.00	82.48	16.00	-160.33	2.46	NO	HRDOW	NO
A0000067	0	0.88837E-09	415322.3	3776736.9	168.7	0.00	82.48	16.00	-160.33	2.46	NO	HRDOW	NO
A0000068	0	0.88837E-09	415243.7	3776765.0	169.0	0.00	83.43	16.00	-167.06	2.46	NO	HRDOW	NO
A0000069	0	0.88837E-09	415162.4	3776783.6	167.3	0.00	83.43	16.00	-167.06	2.46	NO	HRDOW	NO
A0000026	0	0.38073E-09	415159.8	3774031.5	144.4	2.64	49.60	16.00	-31.24	2.46	NO	HRDOW	NO
A0000027	0	0.38073E-09	415202.9	3774057.7	145.0	2.64	10.43	16.00	-36.87	2.46	NO	HRDOW	NO
A0000028	0	0.38073E-09	415206.4	3774062.4	145.0	2.64	123.41	16.00	0.16	2.46	NO	HRDOW	NO
A0000029	0	0.38073E-09	415329.8	3774062.0	146.3	2.64	123.41	16.00	0.16	2.46	NO	HRDOW	NO
A0000030	0	0.38073E-09	415445.3	3774069.6	147.3	2.64	156.78	16.00	89.34	2.46	NO	HRDOW	NO
A0000031	0	0.38073E-09	415447.1	3773912.8	147.0	2.64	156.78	16.00	89.34	2.46	NO	HRDOW	NO
A0000032	0	0.38073E-09	415448.9	3773756.0	147.2	2.64	83.78	16.00	89.23	2.46	NO	HRDOW	NO
A0000033	0	0.38073E-09	415450.0	3773672.2	147.2	2.64	83.78	16.00	89.23	2.46	NO	HRDOW	NO
A0000034	0	0.38073E-09	415451.2	3773588.9	147.0	2.64	114.43	16.00	92.27	2.46	NO	HRDOW	NO
A0000035	0	0.38073E-09	415446.6	3773474.4	146.3	2.64	50.96	16.00	91.27	2.46	NO	HRDOW	NO
A0000036	0	0.38073E-09	415445.5	3773423.3	145.9	2.64	56.61	16.00	90.00	2.46	NO	HRDOW	NO

A0000037		0	0.38073E-09	415445.5	3773366.7	145.8	2.64	103.02	16.00	90.31	2.46	NO	HRDOW	NO
A0000038		0	0.38073E-09	415444.9	3773263.7	145.6	2.64	103.02	16.00	90.31	2.46	NO	HRDOW	NO
A0000039		0	0.38073E-09	415452.2	3773152.6	145.4	2.64	135.37	16.00	1.19	2.46	NO	HRDOW	NO
A0000040		0	0.38073E-09	415587.5	3773149.8	145.7	2.64	135.37	16.00	1.19	2.46	NO	HRDOW	NO
A0000041		0	0.38073E-09	415722.9	3773147.0	146.3	2.64	135.37	16.00	1.19	2.46	NO	HRDOW	NO
A0000042		0	0.38073E-09	415858.2	3773144.2	148.9	2.64	135.37	16.00	1.19	2.46	NO	HRDOW	NO
A0000043		0	0.38073E-09	415993.5	3773141.4	150.4	2.64	135.37	16.00	1.19	2.46	NO	HRDOW	NO
A0000044		0	0.38073E-09	416128.9	3773138.6	151.9	2.64	135.37	16.00	1.19	2.46	NO	HRDOW	NO
A0000045		0	0.38073E-09	416256.4	3773143.9	153.7	2.64	146.62	16.00	90.85	2.46	NO	HRDOW	NO
A0000046		0	0.38073E-09	416254.2	3772997.3	152.8	2.64	146.62	16.00	90.85	2.46	NO	HRDOW	NO
A0000047		0	0.38073E-09	416252.1	3772850.7	151.9	2.64	146.62	16.00	90.85	2.46	NO	HRDOW	NO
A0000048		0	0.38073E-09	416249.9	3772704.1	151.2	2.64	146.62	16.00	90.85	2.46	NO	HRDOW	NO
A0000049		0	0.38073E-09	416247.7	3772557.4	150.9	2.64	146.62	16.00	90.85	2.46	NO	HRDOW	NO

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** AREAPOLY SOURCE DATA ***

NUMBER SOURCE ID	NUMBER EMISSION RATE INIT. PART. CATS.	URBAN SOURCE	EMISSION RATE (GRAMS/SEC /METER**2)	LOCATION OF AREA X (METERS)	Y (METERS)	BASE ELEV. (METERS)	RELEASE HEIGHT (METERS)	NUMBER OF VERTS.	SZ	AIRCRAFT SCALAR VARY BY
PAREA1	0	NO	0.21000E-06	415104.5	3774078.4	144.1	5.00	14	0.00	HRDOW NO

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** SOURCE IDs DEFINING SOURCE GROUPS ***

SRCGROUP ID	SOURCE IDs
ALL	PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 ,
	A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 ,
	A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 ,
	A0000024 , A0000025 , A0000050 , A0000051 , A0000052 , A0000053 , A0000054 , A0000055 ,
	A0000056 , A0000057 , A0000058 , A0000059 , A0000060 , A0000061 , A0000062 , A0000063 ,
	A0000064 , A0000065 , A0000066 , A0000067 , A0000068 , A0000069 , A0000026 , A0000027 ,
	A0000028 , A0000029 , A0000030 , A0000031 , A0000032 , A0000033 , A0000034 , A0000035 ,
	A0000036 , A0000037 , A0000038 , A0000039 , A0000040 , A0000041 , A0000042 , A0000043 ,
	A0000044 , A0000045 , A0000046 , A0000047 , A0000048 , A0000049 ,

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = PAREA1 ; SOURCE TYPE = AREAPOLY :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000001 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR

DAY OF WEEK = WEEKDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = SATURDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = SUNDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000002 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000003 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000004 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000005 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000006 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000007 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000008 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000009 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000010 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000011 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000012 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000013 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000014 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000015 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000016 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000017 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000018 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR

DAY OF WEEK = WEEKDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = SATURDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = SUNDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000019 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000020 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000021 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000022 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000023 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000024 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000025 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000050 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR

DAY OF WEEK = WEEKDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = SATURDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = SUNDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000051 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000052 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000053 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000054 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000055 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000056 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000057 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000058 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000059 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000060 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000061 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000062 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000063 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000064 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000065 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR

DAY OF WEEK = WEEKDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = SATURDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

DAY OF WEEK = SUNDAY

1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000066 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000067 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000068 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000069 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000026 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000027 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000028 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000029 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000030 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000031 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000032 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000033 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000034 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000035 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000036 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000037 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000038 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000039 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000040 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000041 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000042 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000043 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000044 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000045 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000046 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000047 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000048 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

* SOURCE EMISSION RATE SCALARS WHICH VARY DIURNALLY AND BY DAY OF WEEK (HRDOW) *

SOURCE ID = A0000049 ; SOURCE TYPE = AREA :

HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR	HOUR	SCALAR
DAY OF WEEK = WEEKDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.1000E+01	8	.1000E+01
9	.1000E+01	10	.1000E+01	11	.1000E+01	12	.1000E+01	13	.1000E+01	14	.1000E+01	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SATURDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00
DAY OF WEEK = SUNDAY															
1	.0000E+00	2	.0000E+00	3	.0000E+00	4	.0000E+00	5	.0000E+00	6	.0000E+00	7	.0000E+00	8	.0000E+00
9	.0000E+00	10	.0000E+00	11	.0000E+00	12	.0000E+00	13	.0000E+00	14	.0000E+00	15	.0000E+00	16	.0000E+00
17	.0000E+00	18	.0000E+00	19	.0000E+00	20	.0000E+00	21	.0000E+00	22	.0000E+00	23	.0000E+00	24	.0000E+00

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** GRIDDED RECEPTOR NETWORK SUMMARY ***

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

*** X-COORDINATES OF GRID ***
(METERS)

413867.7, 413958.9, 414050.0, 414141.2, 414232.4, 414323.6, 414414.8, 414506.0, 414597.2, 414688.4,
414779.6, 414870.8, 414962.0, 415053.1, 415144.3, 415235.5, 415326.7, 415417.9, 415509.1, 415600.3,
415691.5, 415782.7, 415873.8, 415965.0, 416056.2, 416147.4, 416238.6, 416329.8, 416421.0, 416512.2,

*** Y-COORDINATES OF GRID ***
(METERS)

3772376.3, 3772534.4, 3772692.5, 3772850.5, 3773008.6, 3773166.7, 3773324.8, 3773482.9, 3773641.0, 3773799.1,
3773957.2, 3774115.3, 3774273.4, 3774431.4, 3774589.5, 3774747.6, 3774905.7, 3775063.8, 3775221.9, 3775380.0,
3775538.1, 3775696.2, 3775854.2, 3776012.3, 3776170.4, 3776328.5, 3776486.6, 3776644.7, 3776802.8, 3776960.9,

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	X-COORD (METERS)				
	413867.67	413958.86	414050.05	414141.24	414232.43	414323.62	414414.81	414506.00	414597.19
3776960.88	176.30	173.50	172.90	168.50	162.20	164.40	169.90	175.60	172.80
3776802.79	171.80	172.50	172.80	173.10	173.50	173.90	174.40	175.20	175.80
3776644.70	171.20	170.20	171.00	171.70	171.70	171.30	172.40	172.90	173.00
3776486.61	167.80	169.20	168.90	169.00	169.00	170.30	169.30	170.40	171.00
3776328.52	165.70	166.00	166.10	153.50	120.70	123.20	141.70	150.30	154.40
3776170.43	163.70	165.30	165.30	155.50	116.50	119.20	140.30	156.60	156.80
3776012.34	161.80	162.40	151.00	144.90	119.30	117.20	120.70	110.00	91.50
3775854.25	159.90	160.50	152.30	152.90	145.60	122.30	122.10	148.00	154.50
3775696.16	158.10	159.10	163.80	170.50	151.00	143.00	167.20	164.00	165.60
3775538.07	156.40	157.00	156.40	154.40	154.10	152.30	157.90	162.20	163.00
3775379.98	154.30	154.80	158.10	162.00	167.00	165.50	162.60	163.60	165.00
3775221.89	152.30	152.80	153.30	153.70	153.90	154.20	154.60	155.10	155.30
3775063.80	150.50	151.30	151.60	151.70	152.40	152.40	152.60	152.90	153.50
3774905.71	149.30	149.70	150.40	149.90	150.30	150.60	150.50	151.10	151.30
3774747.62	147.10	147.40	147.70	148.30	148.70	149.00	149.00	149.30	149.90
3774589.53	145.50	145.70	145.50	145.60	146.20	146.70	147.10	147.60	147.50

3774431.44	144.00	144.30	144.60	144.60	144.70
144.90	145.50	145.40	145.60		
3774273.35	142.50	142.60	142.80	142.90	143.60
143.70	144.00	144.10	143.40		
3774115.26	140.60	141.10	141.70	141.60	141.50
141.80	142.30	143.30	141.60		
3773957.17	139.00	139.20	139.50	139.80	140.00
140.20	142.50	142.50	140.60		
3773799.08	137.50	138.00	138.40	125.90	118.20
106.30	107.50	114.20	137.60		
3773640.99	136.40	136.50	136.90	116.80	111.00
107.60	112.40	117.70	138.60		
3773482.90	124.70	116.20	116.30	116.90	136.10
132.50	137.30	138.30	139.20		
3773324.81	129.10	134.20	134.30	134.60	135.60
136.10	136.80	137.50	138.20		
3773166.72	132.40	132.90	133.40	134.10	134.50
135.20	135.70	136.30	137.10		
3773008.63	131.60	132.20	132.50	133.10	133.70
134.40	135.00	135.60	136.30		
3772850.54	131.40	131.60	132.00	132.40	132.90
133.40	134.00	134.50	135.20		
3772692.45	129.70	130.30	130.30	130.60	131.90
132.70	133.80	134.20	135.50		
3772534.36	129.00	129.50	129.50	130.30	131.50
132.30	133.50	134.00	134.60		
3772376.27	127.70	128.10	129.50	130.20	131.20
131.70	132.10	133.00	133.70		

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	X-COORD (METERS)				
	414688.38	414779.57	414870.76	414961.95	415053.14	415144.33	415235.52	415326.71	415417.90
3776960.88	169.00	178.10	178.20	178.30	178.30	178.10	178.20	178.70	179.20
3776802.79	176.70	176.70	175.70	167.10	166.10	173.30	176.00	176.30	176.80
3776644.70	173.50	173.90	174.10	173.80	173.80	173.70	174.10	167.60	164.70
3776486.61	171.50	171.80	171.70	171.50	171.50	171.50	171.60	171.60	172.10
3776328.52	157.40	159.40	161.60	163.90	165.30	169.80	169.60	169.10	169.80
3776170.43	156.80	157.30	156.60	160.60	164.50	167.60	167.70	167.50	167.00
3776012.34	95.60	101.10	103.10	145.30	165.70	165.50	165.40	165.20	165.30
3775854.25	101.00	72.70	72.70	150.40	164.20	163.90	163.00	163.20	163.40
3775696.16	123.10	80.40	72.70	72.70	142.80	160.60	161.00	160.90	161.40
3775538.07	159.70	86.90	77.60	72.70	150.10	159.30	159.00	159.30	159.40
3775379.98	158.80	157.50	157.80	157.40	159.70	157.20	157.10	157.10	157.20
3775221.89	155.30	155.50	155.40	155.30	155.10	155.40	155.40	155.40	155.40
3775063.80	153.50	153.50	153.40	153.50	153.30	153.70	153.90	153.50	153.50
3774905.71	151.30	151.50	151.80	151.80	151.70	151.70	152.00	151.90	151.70
3774747.62	149.70	149.70	150.00	149.70	149.80	150.00	150.10	150.10	146.70
3774589.53	147.70	147.60	147.70	147.70	148.30	148.50	148.40	148.40	149.10

3774431.44	145.90	146.50	146.00	146.30	146.70
146.70	147.10	146.60	148.30		
3774273.35	144.10	143.90	144.30	144.90	145.60
144.80	145.10	147.10	147.70		
3774115.26	142.40	142.50	142.80	143.70	140.70
144.60	145.90	146.70	147.50		
3773957.17	141.10	141.90	141.70	143.30	143.90
144.60	145.60	146.50	147.20		
3773799.08	140.50	141.20	141.50	142.60	142.90
143.70	144.20	145.20	146.50		
3773640.99	139.10	141.20	141.30	141.50	142.20
143.30	144.50	145.50	145.50		
3773482.90	139.90	141.00	140.70	142.00	142.90
143.70	144.30	145.10	145.90		
3773324.81	139.00	139.30	140.20	141.20	142.00
143.00	143.80	144.60	145.40		
3773166.72	137.90	138.80	139.50	140.40	141.30
142.20	143.10	144.00	144.80		
3773008.63	136.70	137.60	138.30	139.40	140.40
141.00	142.40	143.20	143.80		
3772850.54	136.10	136.90	138.10	139.30	139.80
140.20	141.40	142.30	142.70		
3772692.45	136.00	136.60	137.30	137.50	138.60
139.50	141.00	141.70	142.00		
3772534.36	135.20	135.80	137.00	137.80	138.10
139.20	139.30	139.50	140.80		
3772376.27	134.60	135.40	136.40	137.00	137.10
137.90	139.50	140.30	141.80		

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	X-COORD (METERS)				
	415509.09	415600.28	415691.47	415782.66	415873.85	415965.04	416056.23	416147.42	416238.61
3776960.88	179.50	179.50	179.70	178.90	179.00	179.40	179.90	180.40	180.00
3776802.79	176.70	177.10	177.00	177.00	177.20	177.40	178.00	177.80	177.80
3776644.70	174.20	174.10	174.00	174.20	174.90	175.10	175.10	175.50	175.30
3776486.61	171.20	166.30	171.90	172.30	172.50	172.90	172.90	173.20	173.00
3776328.52	169.50	169.60	168.10	169.50	169.80	170.00	170.80	171.20	170.70
3776170.43	167.10	167.20	167.40	168.40	168.80	168.00	168.40	168.70	168.50
3776012.34	165.20	165.30	165.70	165.90	166.00	166.30	166.50	166.40	166.20
3775854.25	163.20	162.90	163.50	164.50	164.00	164.10	164.10	170.50	168.00
3775696.16	161.10	160.60	161.30	162.20	162.00	161.80	161.80	161.90	162.20
3775538.07	159.20	159.10	159.60	160.10	160.10	160.10	159.90	160.20	160.70
3775379.98	157.40	157.30	157.50	158.20	158.20	158.10	158.20	158.30	159.30
3775221.89	155.50	155.60	155.90	156.40	156.70	157.20	158.00	158.10	159.10
3775063.80	153.50	153.90	153.80	153.80	154.30	154.00	155.60	156.20	157.10
3774905.71	151.00	151.60	151.90	152.60	153.20	153.90	154.30	156.00	156.90
3774747.62	149.80	150.60	150.80	151.40	153.00	154.00	154.70	155.80	156.10
3774589.53	149.20	150.00	150.90	152.20	153.60	154.50	155.30	156.10	157.10

3774431.44	149.00	149.80	150.70	151.90	153.20
	154.00	154.90	155.90	158.10	
3774273.35	149.00	149.70	150.00	150.80	152.20
	153.40	154.30	156.30	158.20	
3774115.26	148.90	149.90	150.40	151.20	152.00
	153.50	154.40	154.50	156.10	
3773957.17	148.30	149.40	149.90	150.60	151.40
	150.00	155.00	155.10	156.10	
3773799.08	147.80	148.60	147.00	150.10	151.10
	152.30	152.90	154.20	155.40	
3773640.99	147.40	147.90	148.50	149.30	150.40
	151.60	152.90	154.00	154.70	
3773482.90	146.60	147.80	148.70	148.80	149.50
	150.10	151.30	152.00	154.40	
3773324.81	146.40	147.40	148.50	148.50	148.90
	149.50	150.00	151.70	154.30	
3773166.72	145.60	145.90	145.80	147.70	149.60
	150.40	151.20	152.10	153.80	
3773008.63	144.40	144.60	146.20	147.20	148.30
	149.70	151.00	151.10	152.40	
3772850.54	143.70	144.40	145.30	146.60	147.60
	148.40	149.50	150.80	151.70	
3772692.45	143.00	143.70	144.40	145.20	147.40
	148.50	148.70	150.10	151.20	
3772534.36	142.30	143.10	144.40	145.40	146.50
	147.30	148.30	149.80	150.80	
3772376.27	142.70	143.70	144.50	145.30	146.20
	147.20	148.20	149.30	150.60	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* ELEVATION HEIGHTS IN METERS *

Y-COORD (METERS)	X-COORD (METERS) 416329.80	416420.99	416512.18
3776960.88	179.50	179.30	179.30
3776802.79	177.00	176.80	176.60
3776644.70	174.80	174.30	174.30
3776486.61	172.60	172.10	171.90
3776328.52	170.20	169.90	169.50
3776170.43	168.20	167.70	167.60
3776012.34	166.10	165.90	165.70
3775854.25	168.70	167.60	162.70
3775696.16	162.20	160.70	163.80
3775538.07	158.00	161.80	162.90
3775379.98	160.10	161.00	162.20
3775221.89	159.40	160.80	162.00
3775063.80	158.90	160.20	161.10
3774905.71	159.10	159.60	160.50
3774747.62	158.10	158.90	160.30
3774589.53	158.50	159.30	160.30
3774431.44	158.10	159.50	159.90
3774273.35	159.30	159.90	160.40
3774115.26	159.80	159.70	159.80
3773957.17	157.90	158.50	159.10
3773799.08	156.50	157.70	158.90
3773640.99	155.80	155.70	154.80
3773482.90	155.10	156.50	156.90
3773324.81	154.90	155.80	156.60
3773166.72	154.60	155.50	156.40
3773008.63	153.80	154.70	155.90
3772850.54	152.30	153.20	154.20
3772692.45	152.00	152.90	154.60
3772534.36	151.50	152.70	153.90
3772376.27	151.90	152.50	153.80

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)	X-COORD (METERS)				
	413867.67	413958.86	414050.05	414141.24	414232.43	414323.62	414414.81	414506.00	414597.19
3776960.88	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776802.79	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776644.70	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776486.61	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776328.52	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776170.43	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776012.34	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775854.25	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775696.16	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775538.07	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775379.98	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3775221.89	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3775063.80	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774905.71	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774747.62	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774589.53	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50

3774431.44	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3774273.35	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3774115.26	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773957.17	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773799.08	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773640.99	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773482.90	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773324.81	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773166.72	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773008.63	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772850.54	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772692.45	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772534.36	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772376.27	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)	X-COORD (METERS)				
	414688.38	414779.57	414870.76	414961.95	415053.14	415144.33	415235.52	415326.71	415417.90
3776960.88	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776802.79	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776644.70	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776486.61	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776328.52	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776170.43	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776012.34	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775854.25	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775696.16	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775538.07	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775379.98	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3775221.89	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3775063.80	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774905.71	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774747.62	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774589.53	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50

3774431.44	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3774273.35	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3774115.26	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773957.17	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773799.08	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773640.99	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773482.90	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773324.81	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773166.72	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773008.63	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772850.54	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772692.45	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772534.36	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772376.27	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)	X-COORD (METERS)				
	415509.09	415600.28	415691.47	415782.66	415873.85	415965.04	416056.23	416147.42	416238.61
3776960.88	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776802.79	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776644.70	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776486.61	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776328.52	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776170.43	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3776012.34	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775854.25	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775696.16	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90
3775538.07	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	2367.90	1648.50
3775379.98	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3775221.89	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3775063.80	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774905.71	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774747.62	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50
3774589.53	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50	1648.50

3774431.44	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3774273.35	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3774115.26	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773957.17	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773799.08	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773640.99	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773482.90	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773324.81	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773166.72	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3773008.63	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772850.54	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772692.45	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772534.36	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	
3772376.27	1648.50	1648.50	1648.50	1648.50	1648.50
1648.50	1648.50	1648.50	1648.50	1648.50	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

* HILL HEIGHT SCALES IN METERS *

Y-COORD (METERS)	X-COORD (METERS) 416329.80	416420.99	416512.18
3776960.88	2367.90	2697.30	2697.30
3776802.79	2367.90	2367.90	2367.90
3776644.70	2367.90	2367.90	2367.90
3776486.61	2367.90	2367.90	2367.90
3776328.52	2367.90	2367.90	2367.90
3776170.43	2367.90	2367.90	2367.90
3776012.34	2367.90	2367.90	2367.90
3775854.25	2367.90	2367.90	2367.90
3775696.16	2367.90	2367.90	2367.90
3775538.07	2367.90	1648.50	1648.50
3775379.98	1648.50	1648.50	1648.50
3775221.89	1648.50	1648.50	1648.50
3775063.80	1648.50	1648.50	1648.50
3774905.71	1648.50	1648.50	1648.50
3774747.62	1648.50	1648.50	1648.50
3774589.53	1648.50	1648.50	1648.50
3774431.44	1648.50	1648.50	1648.50
3774273.35	1648.50	1648.50	1648.50
3774115.26	1648.50	1648.50	1648.50
3773957.17	1648.50	1648.50	1648.50
3773799.08	1648.50	1648.50	1648.50
3773640.99	1648.50	1648.50	1648.50
3773482.90	1648.50	1648.50	1648.50
3773324.81	1648.50	1648.50	1648.50
3773166.72	1648.50	1648.50	1648.50
3773008.63	1648.50	1648.50	1648.50
3772850.54	1648.50	1648.50	1648.50
3772692.45	1648.50	1648.50	1648.50
3772534.36	1648.50	1648.50	1648.50
3772376.27	1648.50	1636.60	1636.60

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** DISCRETE CARTESIAN RECEPTORS ***

(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)

(METERS)

(415178.0, 3774027.8, 145.1, 1648.5, 0.0); (415182.9, 3774014.5, 145.1, 1648.5, 0.0);
(415182.3, 3773963.7, 144.7, 1648.5, 0.0); (415183.4, 3773891.0, 144.2, 1648.5, 0.0);
(415183.4, 3773845.5, 144.0, 1648.5, 0.0); (415152.4, 3773809.7, 143.5, 1648.5, 0.0);
(415118.2, 3773808.6, 143.2, 1648.5, 0.0); (415085.6, 3773809.2, 142.9, 1648.5, 0.0);
(415050.3, 3773809.7, 142.7, 1648.5, 0.0); (415016.6, 3773810.2, 142.6, 1648.5, 0.0);
(414972.2, 3773812.9, 142.5, 1648.5, 0.0); (414939.6, 3773835.4, 142.2, 1648.5, 0.0);
(414919.3, 3773866.4, 142.6, 1648.5, 0.0); (414930.5, 3773885.1, 142.7, 1648.5, 0.0);
(414946.0, 3773905.9, 142.8, 1648.5, 0.0); (414957.8, 3773923.6, 143.0, 1648.5, 0.0);
(414971.4, 3773944.0, 143.1, 1648.5, 0.0); (414986.4, 3773964.9, 143.3, 1648.5, 0.0);
(415156.8, 3774057.6, 145.0, 1648.5, 0.0); (415134.6, 3774081.7, 144.9, 1648.5, 0.0);
(415095.5, 3774103.0, 144.5, 1648.5, 0.0); (415075.5, 3774082.6, 144.2, 1648.5, 0.0);
(415054.6, 3774058.5, 144.1, 1648.5, 0.0); (415034.1, 3774033.5, 143.8, 1648.5, 0.0);
(415021.0, 3774015.8, 143.7, 1648.5, 0.0); (415012.8, 3774003.5, 143.6, 1648.5, 0.0);
(415001.0, 3773985.3, 143.5, 1648.5, 0.0); (415139.1, 3774103.0, 144.8, 1648.5, 0.0);
(415197.7, 3773978.1, 144.7, 1648.5, 0.0); (415183.2, 3773923.5, 144.5, 1648.5, 0.0);
(415177.7, 3774067.1, 145.2, 1648.5, 0.0); (415119.8, 3774126.2, 144.9, 1648.5, 0.0);
(415137.7, 3774141.2, 145.0, 1648.5, 0.0); (415157.8, 3774155.5, 145.2, 1648.5, 0.0);
(415178.5, 3774164.4, 145.2, 1648.5, 0.0); (415199.7, 3774171.4, 145.5, 1648.5, 0.0);
(415165.0, 3774121.6, 145.1, 1648.5, 0.0); (415194.5, 3774044.2, 145.2, 1648.5, 0.0);
(414911.0, 3773855.6, 142.5, 1648.5, 0.0); (415200.3, 3774080.2, 145.3, 1648.5, 0.0);

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     ( 415237.0, 3774086.0,     145.6,    1648.5,       0.0);         (
415267.1, 3774085.6,     145.9,    1648.5,       0.0);
     ( 415199.1, 3774138.5,     145.3,    1648.5,       0.0);         (
415324.6, 3774085.2,     146.4,    1648.5,       0.0);
     ( 415372.9, 3774083.7,     146.9,    1648.5,       0.0);         (
415220.7, 3774056.6,     145.2,    1648.5,       0.0);
     ( 415271.3, 3774056.6,     145.8,    1648.5,       0.0);         (
415304.2, 3774059.3,     146.1,    1648.5,       0.0);
     ( 415428.5, 3774056.2,     147.3,    1648.5,       0.0);         (
415259.8, 3774172.9,     146.0,    1648.5,       0.0);
     ( 415321.9, 3774169.8,     146.6,    1648.5,       0.0);         (
415378.3, 3774173.7,     147.2,    1648.5,       0.0);
     ( 415431.2, 3774171.3,     147.4,    1648.5,       0.0);         (
415301.8, 3774140.8,     146.1,    1648.5,       0.0);
     ( 415401.9, 3774140.1,     147.1,    1648.5,       0.0);         (
415430.1, 3774136.6,     147.3,    1648.5,       0.0);
     ( 415430.5, 3774087.9,     147.3,    1648.5,       0.0);         (
414891.5, 3773828.2,     142.0,    1648.5,       0.0);
     ( 414917.7, 3773812.2,     141.9,    1648.5,       0.0);         (
415213.9, 3774005.7,     145.4,    1648.5,       0.0);
     ( 415232.6, 3773978.5,     145.1,    1648.5,       0.0);         (
415182.3, 3773808.5,     143.7,    1648.5,       0.0);
     ( 414993.5, 3773809.0,     142.5,    1648.5,       0.0);         (
415470.0, 3774173.8,     148.2,    1648.5,       0.0);
     ( 415468.8, 3774054.8,     147.8,    1648.5,       0.0);         (
415695.5, 3774082.5,     150.7,    1648.5,       0.0);
     ( 416002.4, 3773921.5,     155.0,    1648.5,       0.0);         (
415430.8, 3774427.8,     148.2,    1648.5,       0.0);
     ( 415383.3, 3774428.0,     148.5,    1648.5,       0.0);         (
415523.6, 3774558.3,     149.5,    1648.5,       0.0);
     ( 415489.0, 3774655.8,     149.6,    1648.5,       0.0);         (
415203.2, 3774423.9,     147.1,    1648.5,       0.0);
     ( 415874.8, 3773128.1,     149.4,    1648.5,       0.0);         (
415409.0, 3773115.6,     144.7,    1648.5,       0.0);
     ( 415473.0, 3773099.3,     145.4,    1648.5,       0.0);         (
415466.2, 3773122.8,     145.4,    1648.5,       0.0);
     ( 414682.1, 3773699.1,     140.1,    1648.5,       0.0);         (
414691.5, 3773556.8,     140.1,    1648.5,       0.0);
     ( 415015.8, 3774423.5,     146.4,    1648.5,       0.0);         (
415694.7, 3774095.8,     150.7,    1648.5,       0.0);
```

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** METEOROLOGICAL DAYS SELECTED FOR PROCESSING ***

(1=YES; 0=NO)

```
            1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
            1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
            1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
            1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
            1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
            1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
            1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
1   1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1 1 1 1 1
            1 1 1 1 1 1 1 1 1 1   1 1 1 1 1 1
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NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED CATEGORIES ***

(METERS/SEC)

1.54, 3.09, 5.14, 8.23, 10.80,

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL DATA ***

Surface file: ..\..\Met Files\AZUS_V9_ADJU\AZUS_v9.SFC
Met Version: 16216
Profile file: ..\..\Met Files\AZUS_V9_ADJU\AZUS_v9.PFL
Surface format: FREE
Profile format: FREE
Surface station no.: 3179 Upper air station no.: 3190
Name: AZUSA Name: UNKNOWN
Year: 2012 Year: 2012

First 24 hours of scalar data

YR	MO	DY	JDY	HR	H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	WD	HT	REF TA	HT
12	01	01	1	01	-21.3	0.224	-9.000	-9.000	-999.	255.	55.3	0.36	1.68	1.00	1.80	20.	9.1	293.1	5.5
12	01	01	1	02	-32.6	0.342	-9.000	-9.000	-999.	481.	128.9	0.36	1.68	1.00	2.70	99.	9.1	293.1	5.5
12	01	01	1	03	-26.4	0.277	-9.000	-9.000	-999.	351.	84.1	0.36	1.68	1.00	2.20	14.	9.1	292.0	5.5
12	01	01	1	04	-32.6	0.342	-9.000	-9.000	-999.	480.	128.9	0.36	1.68	1.00	2.70	10.	9.1	292.5	5.5
12	01	01	1	05	-26.4	0.277	-9.000	-9.000	-999.	351.	84.1	0.36	1.68	1.00	2.20	12.	9.1	292.5	5.5
12	01	01	1	06	-21.6	0.224	-9.000	-9.000	-999.	256.	55.2	0.36	1.68	1.00	1.80	118.	9.1	289.2	5.5
12	01	01	1	07	-26.6	0.277	-9.000	-9.000	-999.	349.	84.1	0.36	1.68	1.00	2.20	64.	9.1	290.9	5.5
12	01	01	1	08	-1.3	0.062	-9.000	-9.000	-999.	124.	16.5	0.36	1.68	0.55	0.40	36.	9.1	290.9	5.5
12	01	01	1	09	38.1	0.160	0.348	0.008	39.	153.	-9.5	0.36	1.68	0.32	0.90	124.	9.1	293.8	5.5
12	01	01	1	10	99.5	0.179	0.693	0.007	119.	181.	-5.1	0.36	1.68	0.25	0.90	21.	9.1	298.1	5.5
12	01	01	1	11	142.6	0.494	1.086	0.005	321.	832.	-75.2	0.36	1.68	0.22	3.60	141.	9.1	299.9	5.5
12	01	01	1	12	162.8	0.442	1.385	0.005	582.	709.	-47.3	0.36	1.68	0.21	3.10	122.	9.1	299.9	5.5
12	01	01	1	13	164.4	0.298	1.634	0.005	946.	405.	-14.3	0.36	1.68	0.21	1.80	114.	9.1	300.9	5.5

```
 12 01 01   1 14  142.7  0.293  1.718  0.005 1265.  382.    -15.8  0.36
1.68   0.22    1.80   93.    9.1  302.5    5.5
 12 01 01   1 15   96.7  0.283  1.575  0.005 1438.  361.    -20.7  0.36
1.68   0.26    1.80  110.    9.1  303.8    5.5
 12 01 01   1 16   41.5  0.207  1.201  0.005 1485.  228.    -18.9  0.36
1.68   0.35    1.30  113.    9.1  304.2    5.5
 12 01 01   1 17  -37.8  0.464 -9.000 -9.000 -999.  757.    236.3  0.36
1.68   0.62    3.60  251.    9.1  300.9    5.5
 12 01 01   1 18  -26.1  0.277 -9.000 -9.000 -999.  379.     84.2  0.36
1.68   1.00    2.20    8.    9.1  296.4    5.5
 12 01 01   1 19 -999.0 -9.000 -9.000 -9.000 -999. -999. -99999.0  0.36
1.68   1.00  999.00  999.   -9.0  295.9    5.5
 12 01 01   1 20   -5.7  0.107 -9.000 -9.000 -999.   84.     19.3  0.36
1.68   1.00    0.90   35.    9.1  295.4    5.5
 12 01 01   1 21  -21.3  0.224 -9.000 -9.000 -999.  255.     55.3  0.36
1.68   1.00    1.80  213.    9.1  293.8    5.5
 12 01 01   1 22  -21.3  0.224 -9.000 -9.000 -999.  255.     55.3  0.36
1.68   1.00    1.80   52.    9.1  293.8    5.5
 12 01 01   1 23  -26.3  0.277 -9.000 -9.000 -999.  349.     84.2  0.36
1.68   1.00    2.20   58.    9.1  293.8    5.5
 12 01 01   1 24  -21.4  0.224 -9.000 -9.000 -999.  256.     55.3  0.36
1.68   1.00    1.80   83.    9.1  292.5    5.5


 First hour of profile data
 YR MO DY HR HEIGHT F  WDIR    WSPD AMB_TMP sigmaA  sigmaW  sigmaV
 12 01 01 01    5.5 0 -999.  -99.00   293.2   99.0  -99.00  -99.00
 12 01 01 01    9.1 1   20.    1.80  -999.0   99.0  -99.00  -99.00

 F indicates top of profile (=1) or below (=0)
```

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 , A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 , A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 , A0000024 , A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)				
	413867.67	413958.86	414050.05	414141.24	414232.43
	414323.62	414414.81	414506.00	414597.19	
3776960.88	0.00012	0.00012	0.00013	0.00013	0.00014
	0.00015	0.00015	0.00015	0.00015	
3776802.79	0.00013	0.00013	0.00013	0.00014	0.00014
	0.00015	0.00016	0.00016	0.00016	
3776644.70	0.00014	0.00014	0.00014	0.00015	0.00015
	0.00016	0.00017	0.00017	0.00017	
3776486.61	0.00015	0.00015	0.00015	0.00016	0.00016
	0.00017	0.00018	0.00018	0.00018	
3776328.52	0.00016	0.00016	0.00016	0.00017	0.00018
	0.00018	0.00019	0.00020	0.00020	
3776170.43	0.00018	0.00017	0.00018	0.00018	0.00019
	0.00019	0.00021	0.00021	0.00021	
3776012.34	0.00020	0.00019	0.00020	0.00021	0.00020
	0.00021	0.00021	0.00021	0.00021	
3775854.25	0.00022	0.00022	0.00022	0.00022	0.00023
	0.00023	0.00023	0.00025	0.00025	
3775696.16	0.00025	0.00025	0.00024	0.00022	0.00025
	0.00026	0.00024	0.00026	0.00027	
3775538.07	0.00028	0.00028	0.00028	0.00028	0.00027
	0.00028	0.00028	0.00028	0.00030	
3775379.98	0.00033	0.00033	0.00032	0.00031	0.00029
	0.00029	0.00030	0.00031	0.00032	

3775221.89	0.00039	0.00039	0.00038	0.00038	0.00037
0.00036	0.00036	0.00037	0.00038		
3775063.80	0.00047	0.00047	0.00047	0.00046	0.00045
0.00044	0.00044	0.00044	0.00045		
3774905.71	0.00053	0.00055	0.00057	0.00057	0.00057
0.00056	0.00055	0.00054	0.00055		
3774747.62	0.00062	0.00065	0.00068	0.00070	0.00072
0.00073	0.00074	0.00072	0.00071		
3774589.53	0.00069	0.00074	0.00080	0.00085	0.00091
0.00095	0.00099	0.00101	0.00102		
3774431.44	0.00077	0.00084	0.00092	0.00101	0.00111
0.00121	0.00132	0.00142	0.00151		
3774273.35	0.00087	0.00096	0.00106	0.00118	0.00133
0.00151	0.00173	0.00199	0.00229		
3774115.26	0.00097	0.00109	0.00122	0.00139	0.00159
0.00186	0.00221	0.00270	0.00337		
3773957.17	0.00104	0.00117	0.00133	0.00153	0.00179
0.00214	0.00264	0.00335	0.00444		
3773799.08	0.00105	0.00118	0.00134	0.00148	0.00167
0.00189	0.00232	0.00302	0.00459		
3773640.99	0.00102	0.00115	0.00131	0.00140	0.00158
0.00185	0.00227	0.00288	0.00408		
3773482.90	0.00097	0.00105	0.00118	0.00135	0.00166
0.00190	0.00225	0.00267	0.00323		
3773324.81	0.00095	0.00106	0.00117	0.00131	0.00147
0.00165	0.00188	0.00217	0.00254		
3773166.72	0.00088	0.00096	0.00105	0.00115	0.00127
0.00141	0.00158	0.00179	0.00204		
3773008.63	0.00080	0.00086	0.00093	0.00101	0.00110
0.00122	0.00136	0.00152	0.00166		
3772850.54	0.00072	0.00077	0.00083	0.00090	0.00098
0.00108	0.00118	0.00128	0.00134		
3772692.45	0.00066	0.00070	0.00075	0.00081	0.00088
0.00096	0.00103	0.00108	0.00108		
3772534.36	0.00060	0.00064	0.00068	0.00074	0.00080
0.00086	0.00090	0.00091	0.00088		
3772376.27	0.00055	0.00059	0.00063	0.00068	0.00073
0.00076	0.00077	0.00076	0.00072		

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 , A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 , A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 , A0000024 , A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)				
	414688.38	414779.57	414870.76	414961.95	415053.14
	415144.33	415235.52	415326.71	415417.90	
3776960.88	0.00014	0.00014	0.00013	0.00013	0.00013
	0.00012	0.00012	0.00012	0.00012	
3776802.79	0.00015	0.00015	0.00014	0.00015	0.00018
	0.00029	0.00021	0.00017	0.00015	
3776644.70	0.00016	0.00016	0.00015	0.00015	0.00016
	0.00016	0.00016	0.00018	0.00022	
3776486.61	0.00018	0.00017	0.00017	0.00016	0.00016
	0.00016	0.00016	0.00016	0.00018	
3776328.52	0.00020	0.00019	0.00018	0.00018	0.00017
	0.00017	0.00017	0.00017	0.00020	
3776170.43	0.00021	0.00021	0.00020	0.00019	0.00018
	0.00018	0.00018	0.00019	0.00021	
3776012.34	0.00021	0.00021	0.00021	0.00022	0.00020
	0.00019	0.00020	0.00020	0.00023	
3775854.25	0.00024	0.00022	0.00022	0.00024	0.00022
	0.00021	0.00021	0.00022	0.00025	
3775696.16	0.00027	0.00025	0.00024	0.00024	0.00026
	0.00024	0.00024	0.00024	0.00028	
3775538.07	0.00031	0.00028	0.00028	0.00027	0.00028
	0.00026	0.00027	0.00027	0.00031	
3775379.98	0.00035	0.00036	0.00035	0.00033	0.00031
	0.00030	0.00030	0.00032	0.00036	

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  3775221.89 |       0.00040      0.00041      0.00041      0.00039
0.00037      0.00036      0.00036      0.00037      0.00042
  3775063.80 |       0.00047      0.00048      0.00049      0.00047
0.00045      0.00043      0.00043      0.00046      0.00050
  3774905.71 |       0.00056      0.00059      0.00060      0.00059
0.00056      0.00055      0.00055      0.00058      0.00061
  3774747.62 |       0.00072      0.00075      0.00078      0.00078
0.00075      0.00074      0.00075      0.00077      0.00078
  3774589.53 |       0.00103      0.00105      0.00109      0.00112
0.00111      0.00110      0.00110      0.00108      0.00106
  3774431.44 |       0.00158      0.00164      0.00173      0.00182
0.00187      0.00190      0.00188      0.00178      0.00167
  3774273.35 |       0.00263      0.00298      0.00337      0.00378
0.00416      0.00446      0.00428      0.00367      0.00317
  3774115.26 |       0.00436      0.00583      0.00814      0.01218
0.01976      0.02739      0.01623      0.00973      0.00634
  3773957.17 |       0.00634      0.01010      0.01916      0.05526
0.22083      0.19515      0.04093      0.01542      0.00808
  3773799.08 |       0.00669      0.01073      0.02085      0.04927
0.05972      0.03714      0.01518      0.00795      0.00490
  3773640.99 |       0.00540      0.00751      0.01040      0.01190
0.00926      0.00517      0.00327      0.00260      0.00218
  3773482.90 |       0.00398      0.00491      0.00556      0.00516
0.00370      0.00227      0.00155      0.00128      0.00117
  3773324.81 |       0.00297      0.00332      0.00330      0.00278
0.00200      0.00134      0.00097      0.00081      0.00077
  3773166.72 |       0.00225      0.00231      0.00212      0.00172
0.00127      0.00091      0.00069      0.00058      0.00056
  3773008.63 |       0.00172      0.00165      0.00145      0.00116
0.00089      0.00067      0.00053      0.00045      0.00040
  3772850.54 |       0.00132      0.00122      0.00104      0.00084
0.00066      0.00052      0.00043      0.00036      0.00032
  3772692.45 |       0.00103      0.00092      0.00078      0.00064
0.00052      0.00042      0.00035      0.00030      0.00027
  3772534.36 |       0.00082      0.00072      0.00061      0.00051
0.00042      0.00035      0.00030      0.00026      0.00023
  3772376.27 |       0.00066      0.00058      0.00049      0.00041
0.00035      0.00030      0.00026      0.00023      0.00021
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*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 , A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 , A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 , A0000024 , A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)									
	415509.09	415600.28	415691.47	415782.66	415873.85	415965.04	416056.23	416147.42	416238.61
3776960.88	0.00012	0.00011	0.00011	0.00011	0.00011	0.00011	0.00011	0.00012	0.00011
3776802.79	0.00014	0.00013	0.00012	0.00012	0.00012	0.00012	0.00012	0.00012	0.00012
3776644.70	0.00052	0.00017	0.00014	0.00014	0.00013	0.00014	0.00013	0.00013	0.00013
3776486.61	0.00060	0.00018	0.00015	0.00015	0.00015	0.00015	0.00014	0.00014	0.00013
3776328.52	0.00074	0.00018	0.00016	0.00016	0.00016	0.00016	0.00015	0.00014	0.00014
3776170.43	0.00066	0.00020	0.00018	0.00018	0.00017	0.00017	0.00016	0.00015	0.00014
3776012.34	0.00057	0.00021	0.00020	0.00019	0.00019	0.00018	0.00017	0.00016	0.00015
3775854.25	0.00052	0.00024	0.00022	0.00021	0.00020	0.00019	0.00018	0.00017	0.00016
3775696.16	0.00050	0.00026	0.00024	0.00023	0.00022	0.00020	0.00019	0.00018	0.00018
3775538.07	0.00049	0.00029	0.00027	0.00025	0.00023	0.00022	0.00021	0.00020	0.00020
3775379.98	0.00050	0.00033	0.00030	0.00027	0.00025	0.00024	0.00023	0.00023	0.00022

3775221.89	0.00053	0.00037	0.00033	0.00030	0.00029
0.00027	0.00026	0.00026	0.00025		
3775063.80	0.00060	0.00042	0.00038	0.00035	0.00033
0.00032	0.00031	0.00031	0.00031		
3774905.71	0.00066	0.00050	0.00045	0.00042	0.00040
0.00039	0.00039	0.00039	0.00039		
3774747.62	0.00077	0.00062	0.00057	0.00054	0.00053
0.00052	0.00051	0.00049	0.00047		
3774589.53	0.00100	0.00085	0.00079	0.00076	0.00072
0.00068	0.00063	0.00059	0.00054		
3774431.44	0.00152	0.00131	0.00119	0.00108	0.00096
0.00086	0.00078	0.00071	0.00066		
3774273.35	0.00262	0.00212	0.00177	0.00149	0.00128
0.00112	0.00099	0.00089	0.00081		
3774115.26	0.00431	0.00315	0.00242	0.00193	0.00159
0.00133	0.00114	0.00100	0.00088		
3773957.17	0.00495	0.00336	0.00246	0.00189	0.00151
0.00126	0.00105	0.00091	0.00079		
3773799.08	0.00333	0.00241	0.00187	0.00145	0.00119
0.00100	0.00087	0.00076	0.00067		
3773640.99	0.00178	0.00147	0.00124	0.00107	0.00092
0.00081	0.00071	0.00064	0.00058		
3773482.90	0.00103	0.00090	0.00081	0.00074	0.00070
0.00064	0.00059	0.00054	0.00050		
3773324.81	0.00070	0.00063	0.00057	0.00054	0.00051
0.00049	0.00047	0.00045	0.00042		
3773166.72	0.00071	0.00066	0.00061	0.00056	0.00051
0.00048	0.00047	0.00045	0.00043		
3773008.63	0.00038	0.00037	0.00036	0.00034	0.00033
0.00030	0.00029	0.00029	0.00034		
3772850.54	0.00030	0.00029	0.00029	0.00028	0.00027
0.00026	0.00025	0.00024	0.00030		
3772692.45	0.00025	0.00024	0.00023	0.00023	0.00023
0.00023	0.00022	0.00022	0.00028		
3772534.36	0.00022	0.00020	0.00020	0.00020	0.00020
0.00020	0.00020	0.00020	0.00027		
3772376.27	0.00019	0.00018	0.00017	0.00017	0.00017
0.00017	0.00017	0.00017	0.00018		

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 ,
A0000001 , A0000002 , A0000003 , A0000004 ,
A0000005 , A0000006 , A0000007 , A0000008 ,
A0000009 , A0000010 , A0000011 , A0000012 ,
A0000013 , A0000014 , A0000015 , A0000016 ,
A0000017 , A0000018 , A0000019 , A0000020 ,
A0000021 , A0000022 , A0000023 , A0000024 ,
A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)	416329.80	416420.99	416512.18
3776960.88		0.00011	0.00011	0.00010
3776802.79		0.00012	0.00011	0.00011
3776644.70		0.00012	0.00012	0.00011
3776486.61		0.00013	0.00012	0.00012
3776328.52		0.00013	0.00013	0.00013
3776170.43		0.00014	0.00014	0.00013
3776012.34		0.00015	0.00015	0.00014
3775854.25		0.00016	0.00016	0.00016
3775696.16		0.00018	0.00017	0.00017
3775538.07		0.00020	0.00019	0.00019
3775379.98		0.00022	0.00022	0.00022
3775221.89		0.00025	0.00025	0.00026
3775063.80		0.00031	0.00031	0.00031
3774905.71		0.00038	0.00037	0.00035
3774747.62		0.00044	0.00041	0.00039
3774589.53		0.00050	0.00047	0.00045
3774431.44		0.00061	0.00058	0.00054
3774273.35		0.00074	0.00068	0.00062
3774115.26		0.00078	0.00070	0.00064
3773957.17		0.00070	0.00063	0.00058
3773799.08		0.00060	0.00055	0.00050
3773640.99		0.00053	0.00049	0.00045
3773482.90		0.00046	0.00043	0.00040

3773324.81	0.00040	0.00038	0.00036
3773166.72	0.00035	0.00033	0.00031
3773008.63	0.00030	0.00028	0.00027
3772850.54	0.00024	0.00023	0.00022
3772692.45	0.00021	0.00019	0.00018
3772534.36	0.00019	0.00016	0.00016
3772376.27	0.00016	0.00015	0.00014

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE PERIOD (43848 HRS) AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 ,
A0000001 , A0000002 , A0000003 , A0000004 ,
A0000005 , A0000006 , A0000007 , A0000008 ,
A0000009 , A0000010 , A0000011 , A0000012 ,
A0000013 , A0000014 , A0000015 , A0000016 ,
A0000017 , A0000018 , A0000019 , A0000020 ,
A0000021 , A0000022 , A0000023 , A0000024 ,
A0000025 , A0000050 , A0000051 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
415178.05	3774027.82	0.09020	415182.86	3774014.46	0.09150
415182.33	3773963.68	0.10914	415183.39	3773890.97	0.09826
415183.39	3773845.54	0.06709	415152.39	3773809.72	0.04433
415118.18	3773808.65	0.06033	415085.57	3773809.19	0.07061
415050.29	3773809.72	0.07544	415016.61	3773810.25	0.07439
414972.24	3773812.93	0.06556	414939.63	3773835.38	0.06281
414919.32	3773866.38	0.04867	414930.54	3773885.09	0.05785
414946.05	3773905.94	0.06825	414957.81	3773923.58	0.07271
414971.44	3773943.98	0.07534	414986.43	3773964.88	0.07749
415156.83	3774057.57	0.08341	415134.56	3774081.66	0.06460
415095.48	3774103.01	0.03458	415075.49	3774082.56	0.04791
415054.59	3774058.48	0.06049	415034.14	3774033.49	0.06737

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          415020.97    3774015.77         0.07118
415012.79    3774003.50         0.07415
          415000.97    3773985.33         0.07747
415139.11    3774103.01         0.03589
          415197.72    3773978.06         0.07626
415183.18    3773923.53         0.10630
          415177.73    3774067.12         0.04980
415119.85    3774126.18         0.02204
          415137.71    3774141.25         0.01712
415157.80    3774155.48         0.01374
          415178.45    3774164.41         0.01197
415199.66    3774171.39         0.01058
          415164.96    3774121.61         0.02220
415194.50    3774044.16         0.05347
          414910.95    3773855.58         0.04148
415200.26    3774080.19         0.03174
          415236.96    3774085.98         0.02142
415267.08    3774085.60         0.01703
          415199.10    3774138.51         0.01544
415324.64    3774085.21         0.01164
          415372.92    3774083.67         0.00891
415220.73    3774056.63         0.03296
          415271.33    3774056.63         0.01993
415304.17    3774059.33         0.01516
          415428.54    3774056.24         0.00720
415259.75    3774172.89         0.00884
          415321.93    3774169.80         0.00736
415378.33    3774173.66         0.00588
          415431.24    3774171.35         0.00511
415301.85    3774140.83         0.00957
          415401.89    3774140.06         0.00635
415430.08    3774136.58         0.00573
          415430.47    3774087.91         0.00658
414891.52    3773828.24         0.02882
          414917.71    3773812.20         0.03656
415213.89    3774005.74         0.05163
          415232.61    3773978.47         0.04222
415182.35    3773808.46         0.02992
          414993.51    3773809.04         0.06773
415470.03    3774173.77         0.00444
          415468.75    3774054.82         0.00593
415695.55    3774082.48         0.00248
          416002.43    3773921.47         0.00110
415430.84    3774427.76         0.00171
          415383.33    3774428.05         0.00170
415523.63    3774558.27         0.00102
          415489.03    3774655.77         0.00103
415203.25    3774423.89         0.00195
          415874.75    3773128.11         0.00043
415409.03    3773115.56         0.00049
          415473.01    3773099.34         0.00046
415466.22    3773122.78         0.00050
          414682.06    3773699.07         0.00584
414691.52    3773556.81         0.00464
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415015.78 3774423.48 0.00191
415694.66 3774095.77 0.00245

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 , A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 , A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 , A0000024 , A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)			
	413867.67	413958.86	414050.05	414141.24	414232.43
3776960.9	0.33346 (13032507)	0.38647 (13032507)	0.37348 (13032507)	0.32071 (13032507)	0.38295 (13092407)
3776802.8	0.31772 (13032507)	0.38969 (13032507)	0.41262 (13032507)	0.37124 (13032507)	0.35690 (13092407)
3776644.7	0.28764 (16112308)	0.37229 (13032507)	0.43534 (13032507)	0.43349 (13032507)	0.36512 (13032507)
3776486.6	0.37211 (16112308)	0.32734 (13032507)	0.43018 (13032507)	0.47945 (13032507)	0.45086 (13032507)
3776328.5	0.45043 (16112308)	0.37826 (16112308)	0.39801 (13032507)	0.43384 (13032507)	0.37663 (13032507)
3776170.4	0.50544 (16112308)	0.46552 (16112308)	0.38280 (16112308)	0.44831 (13032507)	0.39750 (13032507)
3776012.3	0.52077 (15120908)	0.53022 (16112308)	0.49859 (16112308)	0.43727 (16112308)	0.41868 (13032507)
3775854.2	0.64444 (15120908)	0.57887 (15120908)	0.56791 (16112308)	0.51261 (16112308)	0.45271 (13032507)
3775696.2	0.66850 (15120908)	0.71302 (15120908)	0.63926 (15120908)	0.58124 (16112308)	0.53484 (16112308)
3775538.1	0.57940 (15120908)	0.72425 (15120908)	0.77893 (15120908)	0.70857 (15120908)	0.63052 (16112308)
3775380.0	0.43405 (14021009)	0.60747 (15120908)	0.80031 (15120908)	0.90135 (15120908)	0.76308 (15120908)

3775221.9	0.54443 (16120908)	0.44620 (14021009)	0.63688 (15120908)
3775063.8	0.85069 (15120908)	0.97822 (15120908)	
	0.78651 (16120908)	0.73625 (16120908)	0.60723 (16120908)
3774905.7	0.66743 (15120908)	0.93167 (15120908)	
	0.83795 (16120908)	0.92344 (16120908)	0.94780 (16120908)
3774747.6	0.85206 (16120908)	0.69952 (15120908)	
	0.75593 (16091607)	0.85088 (16120908)	1.03257 (16120908)
3774589.5	1.15102 (16120908)	1.15819 (16120908)	
	0.75734 (16091607)	0.84462 (16091607)	0.88540 (16091607)
3774431.4	1.03862 (16120908)	1.31734 (16120908)	
	1.05974 (16093007)	1.11226 (16093007)	1.12196 (16093007)
3774273.4	1.07574 (16093007)	1.01474 (12121108)	
	1.12036 (16120508)	1.25404 (16120508)	1.37868 (16120508)
3774115.3	1.47821 (16120508)	1.65851 (16093007)	
	1.12256 (16101007)	1.25822 (16101007)	1.40941 (16101007)
3773957.2	1.56970 (16101007)	1.73794 (16101007)	
	0.96078 (15092907)	1.00653 (15092907)	1.10990 (12013008)
3773799.1	1.25506 (12013008)	1.43325 (12013008)	
	1.11307 (15020408)	1.25640 (15020408)	1.42396 (15020408)
3773641.0	1.43152 (15020408)	1.51027 (15020408)	
	1.01808 (15020408)	1.05315 (15020408)	1.11824 (15092307)
3773482.9	1.08748 (16101107)	1.17496 (16101107)	
	0.97982 (15092307)	0.92856 (15092307)	1.00247 (14012908)
3773324.8	1.15126 (14012908)	1.48826 (14012908)	
	0.93252 (14012908)	1.00725 (14012908)	0.99696 (14012908)
3773166.7	0.92126 (14012908)	1.25513 (16111608)	
	0.66439 (14012908)	0.77368 (16111608)	0.99289 (16111608)
3773008.6	1.17154 (16111608)	1.23842 (16111608)	
	0.81122 (16111608)	0.92300 (16111608)	0.96115 (16111608)
3772850.5	1.12676 (15100807)	1.30920 (15100807)	
	0.77960 (16111608)	0.93827 (15100807)	1.12171 (15100807)
3772692.5	1.17693 (15100807)	1.05994 (15100807)	
	0.95902 (15100807)	1.05360 (15100807)	1.02123 (15100807)
3772534.4	0.86548 (15100807)	0.82725 (12112208)	
	0.96145 (15100807)	0.88381 (15100807)	0.71492 (15100807)
3772376.3	0.70938 (12112208)	0.69067 (12112208)	
	0.75344 (15100807)	0.59135 (15100807)	0.61825 (12112208)
	0.59189 (12112208)	0.50237 (12112208)	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 , A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 , A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 , A0000024 , A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)				
	414323.62	414414.81	414506.00	414597.19	414688.38
3776960.9	0.42721 (13092407)	0.43107 (13092407)	0.39158 (13092407)	0.32309 (12102207)	0.27566 (12022708)
3776802.8	0.42185 (13092407)	0.44773 (13092407)	0.42492 (13092407)	0.35931 (13092407)	0.28520 (12022708)
3776644.7	0.41267 (13092407)	0.46054 (13092407)	0.45702 (13092407)	0.40177 (13092407)	0.32911 (12102207)
3776486.6	0.39228 (13092407)	0.46479 (13092407)	0.48503 (13092407)	0.44499 (13092407)	0.38506 (12102207)
3776328.5	0.36140 (13032507)	0.48472 (13092407)	0.52071 (13092407)	0.49870 (13092407)	0.41858 (12102207)
3776170.4	0.40307 (13032507)	0.46459 (13092407)	0.52313 (13092407)	0.53392 (13092407)	0.47130 (13092407)
3776012.3	0.44114 (13032507)	0.43288 (13032507)	0.44111 (13092407)	0.44244 (13092407)	0.42259 (13092407)
3775854.2	0.48391 (13032507)	0.49784 (13032507)	0.51635 (13092407)	0.58775 (13092407)	0.47129 (13092407)
3775696.2	0.53279 (13032507)	0.71313 (13032507)	0.69803 (13032507)	0.57796 (13092407)	0.56363 (13092407)
3775538.1	0.55049 (16112308)	0.73036 (13032507)	0.82403 (13032507)	0.70951 (13032507)	0.67061 (12102207)
3775380.0	0.65602 (16112308)	0.65142 (13032507)	0.87288 (13032507)	0.87878 (13032507)	0.71066 (12102307)

3775221.9	0.94544 (15120908)	0.74230 (15120908)	0.84383 (13032507)
3775063.8	1.01796 (13032507)	0.95159 (13032507)	
3774905.7	1.10780 (15120908)	1.09719 (15120908)	0.87050 (15120908)
3774747.6	1.05330 (13032507)	1.17166 (13032507)	
3774589.5	1.01877 (15120908)	1.25679 (15120908)	1.29593 (15120908)
3774431.4	1.03960 (15120908)	1.29479 (13032507)	
3774273.4	1.02683 (16120908)	1.13453 (15120908)	1.48038 (15120908)
3774115.3	1.58163 (15120908)	1.29448 (13032507)	
3773957.2	1.50552 (16120908)	1.50917 (16120908)	1.28633 (15120908)
3773799.1	1.84519 (15120908)	2.05061 (15120908)	
3773641.0	1.30251 (16120908)	1.76416 (16120908)	2.09260 (16120908)
3773482.9	2.08635 (16120908)	2.35792 (15120908)	
3773324.8	1.78839 (16093007)	1.81636 (16093007)	1.69799 (16093007)
3773166.7	2.53353 (16120908)	3.19543 (16120908)	
3772850.5	1.93837 (16120508)	2.34195 (16120508)	2.76214 (16120508)
3772692.5	3.12251 (16093007)	3.56601 (16093007)	
3772534.4	1.65650 (12013008)	1.96312 (12013008)	2.43072 (16101007)
3772376.3	3.07548 (16101007)	4.05663 (16101007)	
3772218.2	1.65371 (15020408)	1.90850 (15020408)	2.22250 (15020408)
3772060.1	3.15713 (15020408)	3.78449 (16101107)	
3771902.0	1.27524 (14012908)	1.64948 (14012908)	2.02204 (14012908)
3771743.9	2.74247 (14012908)	3.56898 (16111608)	
3771585.8	1.46391 (14012908)	1.63798 (16111608)	2.24150 (16111608)
3771427.7	2.52662 (16111608)	2.27352 (12112208)	
3771269.6	1.56145 (16111608)	1.69134 (16111608)	1.74112 (15100807)
3771111.5	1.79298 (12112208)	2.16442 (12112208)	
3770953.4	1.38626 (15100807)	1.52207 (15100807)	1.43445 (12112208)
3770795.3	1.59301 (12112208)	1.48461 (12100807)	
3770637.2	1.28190 (15100807)	1.17478 (12112208)	1.23524 (12112208)
3770479.1	1.06585 (12100807)	1.45631 (12100807)	
3770321.0	0.97782 (12112208)	0.99154 (12112208)	0.82754 (12112208)
3770162.9	1.12162 (12100807)	1.23461 (12100807)	
3770004.8	0.81886 (12112208)	0.68929 (12112208)	0.88355 (12100807)
3769846.7	1.03373 (12100807)	0.96527 (12100807)	
3769688.6	0.58312 (12112208)	0.70952 (12100807)	0.85973 (12100807)
3769530.5	0.86736 (12100807)	0.86504 (12101107)	
3769372.3	0.57567 (12100807)	0.71642 (12100807)	0.76504 (12100807)
3769214.2	0.68985 (12100807)	0.79156 (12101107)	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 , A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 , A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 , A0000024 , A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)			
	414779.57	414870.76	414961.95	415053.14	415144.33
3776960.9	0.26062 (12022708)	0.22673 (12022708)	0.19839 (12011009)	0.21449 (12011009)	0.21931 (12011009)
3776802.8	0.28342 (12022708)	0.25401 (12022708)	0.21786 (12022708)	0.22443 (12011009)	0.22977 (12011009)
3776644.7	0.31094 (12022708)	0.28159 (12022708)	0.22768 (12022708)	0.23181 (12011009)	0.23644 (12011009)
3776486.6	0.33810 (12022708)	0.31388 (12022708)	0.25834 (12022708)	0.24190 (12011009)	0.24656 (12011009)
3776328.5	0.35516 (12102207)	0.34222 (12022708)	0.29821 (12022708)	0.25400 (12011009)	0.25768 (12011009)
3776170.4	0.40768 (12102207)	0.35794 (12022708)	0.33103 (12022708)	0.26628 (12011009)	0.27017 (12011009)
3776012.3	0.35422 (13092407)	0.29623 (12102207)	0.31140 (12022708)	0.28414 (12022708)	0.28413 (12011009)
3775854.2	0.37026 (13092407)	0.30894 (12102207)	0.36570 (12022708)	0.32698 (12022708)	0.30143 (13021208)
3775696.2	0.42809 (13092407)	0.36110 (12102207)	0.30592 (12022708)	0.35094 (12022708)	0.33184 (13021208)
3775538.1	0.49078 (13092407)	0.42810 (12102207)	0.34916 (12022708)	0.41402 (12022708)	0.37171 (13021208)
3775380.0	0.81966 (12102207)	0.77082 (12102207)	0.63143 (12022708)	0.52021 (12022708)	0.41641 (13021208)

3775221.9	0.88457 (12102207)	0.90916 (12102207)	0.72624 (12022708)
3775063.8	0.97937 (13032507)	1.05877 (12102207)	0.89581 (12102207)
3774905.7	1.31415 (13032507)	1.21843 (12102207)	1.13867 (12102207)
3774747.6	1.60747 (13032507)	1.44871 (13032507)	1.43236 (12102207)
3774589.5	1.83325 (13032507)	2.09748 (13032507)	1.91717 (12102207)
3774431.4	2.84215 (15120908)	2.74676 (13032507)	2.72045 (13032507)
3774273.4	3.17701 (16120908)	4.27960 (15120908)	4.46660 (13032507)
3774115.3	4.07599 (16120908)	5.58884 (16120908)	7.13646 (15120908)
3773957.2	5.42749 (16101007)	6.99040 (16120508)	9.32601 (16120508)
3773799.1	5.45358 (14012908)	7.65146 (14012908)	10.47228 (12112208)
3773641.0	4.39913 (16111608)	5.14075 (12112208)	5.93201 (12100807)
3773482.9	3.16850 (12112208)	3.46878 (12100807)	3.84571 (12101107)
3773324.8	2.18545 (12100807)	2.57887 (12100807)	2.67744 (12101107)
3773166.7	1.93458 (12100807)	1.96080 (12101107)	1.87472 (12101107)
3773008.6	1.46384 (12100807)	1.59144 (12101107)	1.37255 (12100407)
3772850.5	1.22896 (12101107)	1.27350 (12101107)	1.14850 (12100407)
3772692.5	1.08075 (12101107)	1.01035 (12101107)	0.96860 (12100407)
3772534.4	0.92462 (12101107)	0.80595 (12101107)	0.83662 (12100407)
3772376.3	0.78286 (12101107)	0.66064 (12100407)	0.72784 (12100407)

	0.68313 (12100407)	0.61375 (16031407)
	0.61436 (12022708)	0.47241 (13021208)
	0.73562 (12022708)	0.54299 (13021208)
	0.89771 (12022708)	0.67140 (16121507)
	1.11783 (12022708)	0.87456 (16121507)
	1.50349 (12102207)	1.06780 (12022708)
	2.35610 (12102207)	1.58858 (16101307)
	4.13948 (12102207)	3.65949 (16101307)
	7.77813 (13032507)	9.64021 (16101307)
	7.26810 (15120908)	9.84940 (14100107)
	10.53029 (12101107)	9.90648 (13032807)
	5.64155 (12100407)	4.62971 (13032807)
	3.56240 (12100407)	2.97619 (16031407)
	2.44911 (12100407)	2.13605 (16031407)
	1.81301 (12100407)	1.61445 (16031407)
	1.40876 (12100407)	1.26620 (16031407)
	1.13647 (12100407)	1.02445 (16031407)
	0.93919 (12100407)	0.84869 (16031407)
	0.79511 (12100407)	0.71727 (16031407)
	0.68313 (12100407)	0.61375 (16031407)

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 ,
A0000001 , A0000002 , A0000003 , A0000004 ,
A0000005 , A0000006 , A0000007 , A0000008 ,
A0000009 , A0000010 , A0000011 , A0000012 ,
A0000013 , A0000014 , A0000015 , A0000016 ,
A0000017 , A0000018 , A0000019 , A0000020 ,
A0000021 , A0000022 , A0000023 , A0000024 ,
A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)			
	415235.52	415326.71	415417.90	415509.09	415600.28
3776960.9	0.21167 (12011009)	0.19323 (12011009)	0.19794 (13032907)	0.22031 (16121507)	0.18684 (16121507)
3776802.8	0.21935 (12011009)	0.19822 (12011009)	0.22213 (16121507)	0.23802 (16121507)	0.18383 (16121507)
3776644.7	0.22587 (12011009)	0.20619 (13032907)	0.25676 (16121507)	0.25815 (16121507)	0.20931 (12103007)
3776486.6	0.23421 (12011009)	0.23033 (13032907)	0.27891 (16121507)	0.27291 (16121507)	0.25932 (12103007)
3776328.5	0.24316 (12011009)	0.25912 (16121507)	0.30538 (16121507)	0.27606 (16121507)	0.29536 (12103007)
3776170.4	0.25340 (13021208)	0.30136 (16121507)	0.32805 (16121507)	0.29517 (12103007)	0.32623 (12103007)
3776012.3	0.27019 (13021208)	0.34686 (16121507)	0.34379 (16121507)	0.34892 (12103007)	0.34739 (13121908)
3775854.2	0.29991 (13032907)	0.39223 (16121507)	0.35201 (16121507)	0.39615 (12103007)	0.36213 (13121908)
3775696.2	0.35359 (16121507)	0.43551 (16121507)	0.38024 (12103007)	0.42708 (12103007)	0.51043 (16101307)
3775538.1	0.42509 (16121507)	0.47597 (16121507)	0.45830 (12103007)	0.49194 (16101307)	0.67651 (16101307)
3775380.0	0.50555 (16121507)	0.50689 (16121507)	0.52072 (12103007)	0.69359 (16101307)	0.82809 (16101307)

3775221.9	0.59614 (16121507)	0.55086 (12103007)	0.66123 (16101307)
3775063.8	0.90740 (16101307)	0.92544 (16101307)	
3774905.7	0.69776 (16121507)	0.67082 (12103007)	0.94495 (16101307)
3774747.6	1.08402 (16101307)	0.92676 (16101307)	
3774589.5	0.80050 (16121507)	0.96691 (16101307)	1.23514 (16101307)
3774431.4	1.14266 (16101307)	0.88171 (12110607)	
3774273.4	0.93448 (16101307)	1.41203 (16101307)	1.44132 (16101307)
3774115.3	1.08951 (16101307)	0.91126 (12110607)	
3773957.2	1.59911 (16101307)	1.95411 (16101307)	1.52967 (16101307)
3773799.1	1.15632 (12110607)	0.83096 (13020408)	
3773641.0	2.72252 (16101307)	2.37300 (16101307)	1.58871 (12110607)
3773482.9	1.06828 (14100107)	1.65404 (14100107)	
3773324.8	4.18777 (16101307)	2.41894 (12110607)	2.82306 (14100107)
3773166.7	3.19396 (14100107)	2.80628 (14100107)	
3773008.6	6.66408 (14100107)	6.26768 (14100107)	4.31019 (14100107)
3772850.5	2.49058 (14100107)	2.11445 (13111908)	
3772692.5	9.26795 (13111908)	6.76054 (13111908)	5.05647 (12100307)
3772534.4	3.92025 (12100307)	3.11379 (12100307)	
3772376.3	6.22732 (14103007)	4.75363 (16100507)	3.99016 (16100507)
	3.28595 (16100507)	2.67820 (16100507)	
	4.73367 (13100807)	3.79549 (13100807)	2.60014 (14103007)
	1.99647 (14092307)	1.33412 (14103007)	
	2.97000 (13032807)	2.86082 (13100807)	2.61974 (13100807)
	1.65160 (13100807)	1.53433 (14103007)	
	1.95010 (13032807)	1.96614 (13032807)	1.96415 (13100807)
	1.93247 (13100807)	1.42328 (13100807)	
	1.29494 (16031407)	1.53841 (13032807)	1.37480 (13032807)
	1.45761 (13100807)	1.49115 (13100807)	
	1.11624 (16031407)	1.12537 (13032807)	1.20302 (13032807)
	1.00898 (13032807)	1.13509 (13100807)	
	0.96105 (16031407)	0.80332 (13032807)	0.97109 (13032807)
	0.94974 (13032807)	0.76604 (13032807)	
	0.83271 (16031407)	0.65431 (16031407)	0.75365 (13032807)
	0.82524 (13032807)	0.76014 (13032807)	
	0.72398 (16031407)	0.60526 (16031407)	0.57310 (13032807)
	0.68358 (13032807)	0.69759 (13032807)	
	0.63695 (16031407)	0.55934 (16031407)	0.45151 (13111808)
	0.55158 (13032807)	0.60965 (13032807)	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 ,
A0000001 , A0000002 , A0000003 , A0000004 ,
A0000005 , A0000006 , A0000007 , A0000008 ,
A0000009 , A0000010 , A0000011 , A0000012 ,
A0000013 , A0000014 , A0000015 , A0000016 ,
A0000017 , A0000018 , A0000019 , A0000020 ,
A0000021 , A0000022 , A0000023 , A0000024 ,
A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)		
	415691.47	415782.66	415873.85
	415965.04	416056.23	
3776960.9	0.18910 (12103007)	0.21764 (12103007)	0.20733 (13121908)
	0.20869 (14012207)	0.24372 (16101307)	
3776802.8	0.22478 (12103007)	0.23032 (13121908)	0.20578 (14012207)
	0.23240 (16101307)	0.31497 (16101307)	
3776644.7	0.25507 (12103007)	0.24607 (13121908)	0.24619 (14012207)
	0.31539 (16101307)	0.38619 (16101307)	
3776486.6	0.27296 (12103007)	0.24564 (13121908)	0.30623 (16101307)
	0.39930 (16101307)	0.43475 (16101307)	
3776328.5	0.29252 (13121908)	0.29302 (14012207)	0.40652 (16101307)
	0.47076 (16101307)	0.45142 (16101307)	
3776170.4	0.29748 (13121908)	0.39700 (16101307)	0.49546 (16101307)
	0.50927 (16101307)	0.43142 (16101307)	
3776012.3	0.38165 (16101307)	0.51372 (16101307)	0.56323 (16101307)
	0.50557 (16101307)	0.37518 (16101307)	
3775854.2	0.51838 (16101307)	0.61246 (16101307)	0.58533 (16101307)
	0.45825 (16101307)	0.44241 (12110607)	
3775696.2	0.65012 (16101307)	0.66922 (16101307)	0.55358 (16101307)
	0.48120 (12110607)	0.47382 (12110607)	
3775538.1	0.75068 (16101307)	0.66373 (16101307)	0.52930 (12110607)
	0.52712 (12110607)	0.44545 (12110607)	
3775380.0	0.78495 (16101307)	0.59164 (16101307)	0.59051 (12110607)
	0.49957 (12110607)	0.36241 (12110607)	

3775221.9	0.74035 (16101307)	0.67005 (12110607)	0.56891 (12110607)
3775063.8	0.76055 (12110607)	0.64560 (12110607)	0.46014 (12110607)
3774905.7	0.75298 (12110607)	0.53665 (14012808)	0.52505 (13020408)
3774747.6	0.65709 (13020408)	0.63788 (15093007)	0.79175 (15093007)
3774589.5	0.87796 (15093007)	1.10421 (14100107)	1.40036 (14100107)
3774431.4	1.99481 (14100107)	2.01424 (14100107)	1.74305 (14100107)
3774273.4	2.09846 (14100107)	1.39410 (14100107)	1.16143 (16030107)
3774115.3	2.06980 (13111908)	1.98643 (13111908)	1.88443 (13111908)
3773957.2	2.55855 (12100307)	2.15177 (12100307)	1.83783 (12100307)
3773799.1	2.18749 (16100507)	1.77874 (16100507)	1.46369 (16100507)
3773641.0	1.43536 (16100507)	1.46621 (16100507)	1.45243 (16100507)
3773482.9	1.31619 (14092307)	1.01126 (14092307)	0.78681 (13020807)
3773324.8	1.03726 (14103007)	1.04707 (14103007)	0.94674 (14092307)
3773166.7	1.21472 (13100807)	0.84383 (14092407)	0.76666 (14103007)
3773008.6	1.19207 (13100807)	1.03700 (13100807)	0.76993 (13100807)
3772850.5	0.91464 (13100807)	0.97714 (13100807)	0.89054 (13100807)
3772692.5	0.60006 (13100807)	0.75755 (13100807)	0.81812 (13100807)
3772534.4	0.61740 (13032807)	0.51488 (13100807)	0.64037 (13100807)
3772376.3	0.59099 (13032807)	0.50795 (13032807)	0.44790 (13100807)
	0.55044 (13100807)	0.60265 (13100807)	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 , A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 , A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 , A0000024 , A0000025 , A0000050 , A0000051 , . . . ,

*** NETWORK ID: UCART1 ; NETWORK TYPE: GRIDCART ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

Y-COORD (METERS)	X-COORD (METERS)			
	416147.42	416238.61	416329.80	416420.99	416512.18
3776960.9	0.30941 (16101307)	0.33702 (16101307)	0.31196 (16101307)	0.24642 (16101307)	0.21531 (12110607)
3776802.8	0.36319 (16101307)	0.35153 (16101307)	0.29229 (16101307)	0.22547 (12110607)	0.26903 (12110607)
3776644.7	0.39392 (16101307)	0.34039 (16101307)	0.25155 (16101307)	0.28531 (12110607)	0.30275 (12110607)
3776486.6	0.39421 (16101307)	0.30268 (16101307)	0.30239 (12110607)	0.32483 (12110607)	0.30654 (12110607)
3776328.5	0.36151 (16101307)	0.32108 (12110607)	0.34939 (12110607)	0.33198 (12110607)	0.27847 (12110607)
3776170.4	0.34145 (12110607)	0.37723 (12110607)	0.36109 (12110607)	0.30302 (12110607)	0.22628 (12110607)
3776012.3	0.40815 (12110607)	0.39397 (12110607)	0.33125 (12110607)	0.24599 (12110607)	0.22562 (14012808)
3775854.2	0.43911 (12110607)	0.36462 (12110607)	0.25925 (12110607)	0.25736 (14012808)	0.25267 (13020408)
3775696.2	0.40104 (12110607)	0.29506 (12110607)	0.28406 (14012808)	0.28464 (13020408)	0.27665 (13020408)
3775538.1	0.32596 (12110607)	0.31692 (14012808)	0.31233 (13020408)	0.28436 (13020408)	0.36596 (15093007)
3775380.0	0.34801 (14012808)	0.35288 (13020408)	0.35755 (15093007)	0.45889 (15093007)	0.52954 (15093007)

3775221.9	0.37843 (13020408)	0.46395 (15093007)	0.55958 (15093007)
	0.60085 (15093007)	0.58431 (15093007)	
3775063.8	0.59088 (15093007)	0.65508 (15093007)	0.64375 (15093007)
	0.59509 (14100107)	0.72838 (14100107)	
3774905.7	0.71807 (15093007)	0.77877 (14100107)	0.91668 (14100107)
	0.97145 (14100107)	0.92853 (14100107)	
3774747.6	1.16303 (14100107)	1.16439 (14100107)	1.05886 (14100107)
	0.86427 (14100107)	0.63953 (14100107)	
3774589.5	1.19293 (14100107)	0.89476 (14100107)	0.60680 (16030107)
	0.62549 (16030107)	0.61721 (16030107)	
3774431.4	0.83699 (16030107)	0.79571 (16030107)	0.70569 (16030107)
	0.66970 (12112707)	0.63919 (12112707)	
3774273.4	0.88247 (12112707)	0.78956 (12112707)	0.77548 (13111908)
	0.80870 (13111908)	0.83033 (13111908)	
3774115.3	1.53610 (13111908)	1.42557 (13111908)	1.30518 (13111908)
	1.20008 (13111908)	1.10649 (12100307)	
3773957.2	1.20901 (12100307)	1.06123 (12100307)	0.92717 (12100307)
	0.82227 (12100307)	0.73220 (12100307)	
3773799.1	0.78733 (16100507)	0.64276 (16011307)	0.60186 (16011307)
	0.56387 (16011307)	0.52840 (16011307)	
3773641.0	1.25048 (16100507)	1.13775 (16100507)	1.02505 (16100507)
	0.90415 (16100507)	0.78734 (16100507)	
3773482.9	1.03062 (14111208)	1.02801 (14111208)	0.99123 (14111208)
	0.92294 (14111208)	0.85258 (16100507)	
3773324.8	0.58022 (13020807)	0.58345 (14111208)	0.69205 (14111208)
	0.77370 (14111208)	0.82567 (14111208)	
3773166.7	0.69655 (14092307)	0.56669 (14091507)	0.49971 (14091507)
	0.46820 (13020807)	0.44257 (13021307)	
3773008.6	0.63736 (14103007)	0.64013 (14092307)	0.59808 (14092307)
	0.52374 (14091507)	0.48293 (14091507)	
3772850.5	0.45273 (14103007)	0.50980 (14103007)	0.53662 (14103007)
	0.53330 (14092307)	0.50789 (14092307)	
3772692.5	0.52614 (14092407)	0.43979 (14092407)	0.39046 (14103007)
	0.43696 (14103007)	0.46965 (14103007)	
3772534.4	0.59066 (13100807)	0.48035 (14092407)	0.42736 (14092407)
	0.34004 (14092407)	0.34216 (14103007)	
3772376.3	0.59417 (13100807)	0.54939 (13100807)	0.45938 (13100807)
	0.40860 (14092407)	0.34528 (14092407)	

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE 1ST HIGHEST 1-HR AVERAGE CONCENTRATION VALUES FOR SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): PAREA1 , A0000001 , A0000002 , A0000003 , A0000004 , A0000005 , A0000006 , A0000007 , A0000008 , A0000009 , A0000010 , A0000011 , A0000012 , A0000013 , A0000014 , A0000015 , A0000016 , A0000017 , A0000018 , A0000019 , A0000020 , A0000021 , A0000022 , A0000023 , A0000024 , A0000025 , A0000050 , A0000051 , . . . ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)	X-COORD (M)	Y-COORD (M)	CONC	(YYMMDDHH)
415178.05	3774027.82	11.72797	(14100107)	415182.86	3774014.46	11.81926	(14100107)
415182.33	3773963.68	10.67239	(14100107)	415183.39	3773890.97	10.21080	(12100307)
415183.39	3773845.54	9.77263	(16100507)	415152.39	3773809.72	10.09894	(13100807)
415118.18	3773808.65	9.65829	(16031407)	415085.57	3773809.19	10.05307	(12100407)
415050.29	3773809.72	10.41053	(12101107)	415016.61	3773810.25	10.54230	(12100807)
414972.24	3773812.93	10.77922	(12112208)	414939.63	3773835.38	11.01023	(16111608)
414919.32	3773866.38	10.23595	(15020408)	414930.54	3773885.09	10.16026	(15020408)
414946.05	3773905.94	9.69734	(15020408)	414957.81	3773923.58	9.43165	(16101007)
414971.44	3773943.98	9.29704	(16120508)	414986.43	3773964.88	9.08849	(16093007)
415156.83	3774057.57	10.48753	(16101307)	415134.56	3774081.66	11.43615	(16101307)
415095.48	3774103.01	9.30388	(12102207)	415075.49	3774082.56	10.21613	(13032507)
415054.59	3774058.48	10.48565	(13032507)	415034.14	3774033.49	10.09515	(15120908)

415020.97 3774015.77 9.91530 (15120908)
415012.79 3774003.50 9.60621 (15120908)
415000.97 3773985.33 9.42756 (16120908)
415139.11 3774103.01 10.39858 (16101307)
415197.72 3773978.06 10.52048 (14100107)
415183.18 3773923.53 10.69864 (13111908)
415177.73 3774067.12 9.58493 (14100107)
415119.85 3774126.18 8.44124 (16101307)
415137.71 3774141.25 8.18255 (16101307)
415157.80 3774155.48 7.63581 (16101307)
415178.45 3774164.41 6.97611 (16101307)
415199.66 3774171.39 6.09429 (16101307)
415164.96 3774121.61 8.60486 (16101307)
415194.50 3774044.16 11.09121 (14100107)
414910.95 3773855.58 9.77118 (15020408)
415200.26 3774080.19 8.82736 (14100107)
415236.96 3774085.98 8.41471 (14100107)
415267.08 3774085.60 7.93157 (14100107)
415199.10 3774138.51 6.35285 (16101307)
415324.64 3774085.21 6.40032 (14100107)
415372.92 3774083.67 4.95492 (14100107)
415220.73 3774056.63 9.92212 (14100107)
415271.33 3774056.63 8.05835 (14100107)
415304.17 3774059.33 6.81253 (14100107)
415428.54 3774056.24 3.77146 (13111908)
415259.75 3774172.89 3.72350 (14100107)
415321.93 3774169.80 4.93414 (14100107)
415378.33 3774173.66 4.87263 (14100107)
415431.24 3774171.35 4.42108 (14100107)
415301.85 3774140.83 5.88497 (14100107)
415401.89 3774140.06 4.84677 (14100107)
415430.08 3774136.58 4.30573 (14100107)
415430.47 3774087.91 3.53446 (14100107)
414891.52 3773828.24 9.16040 (14012908)
414917.71 3773812.20 10.11206 (16111608)
415213.89 3774005.74 10.31220 (14100107)
415232.61 3773978.47 8.97435 (13111908)
415182.35 3773808.46 9.79281 (13100807)
414993.51 3773809.04 10.69320 (12112208)
415470.03 3774173.77 3.90168 (14100107)
415468.75 3774054.82 3.62216 (13111908)
415695.55 3774082.48 2.45311 (13111908)
416002.43 3773921.47 1.22417 (12100307)
415430.84 3774427.76 1.48724 (12110607)
415383.33 3774428.05 1.82002 (12110607)
415523.63 3774558.27 1.06622 (12110607)
415489.03 3774655.77 1.20190 (12110607)
415203.25 3774423.89 2.52104 (16101307)
415874.75 3773128.11 0.69117 (14103007)
415409.03 3773115.56 1.35577 (13032807)
415473.01 3773099.34 1.13966 (13032807)
415466.22 3773122.78 1.16838 (13032807)
414682.06 3773699.07 3.67683 (14012908)
414691.52 3773556.81 3.17483 (16111608)

415015.78 3774423.48 2.71264 (12102207)
415694.66 3774095.77 2.31004 (13111908)

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE SUMMARY OF MAXIMUM PERIOD (43848 HRS) RESULTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

NETWORK GROUP ID	AVERAGE CONC	RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	GRID-ID
ALL	1ST HIGHEST VALUE IS	0.22083 AT (415053.14, 3773957.17, 143.90, 1648.50, 0.00)	GC	UCART1
	2ND HIGHEST VALUE IS	0.19515 AT (415144.33, 3773957.17, 144.60, 1648.50, 0.00)	GC	UCART1
	3RD HIGHEST VALUE IS	0.10914 AT (415182.33, 3773963.68, 144.71, 1648.46, 0.00)	DC	
	4TH HIGHEST VALUE IS	0.10630 AT (415183.18, 3773923.53, 144.47, 1648.46, 0.00)	DC	
	5TH HIGHEST VALUE IS	0.09826 AT (415183.39, 3773890.97, 144.15, 1648.46, 0.00)	DC	
	6TH HIGHEST VALUE IS	0.09150 AT (415182.86, 3774014.46, 145.10, 1648.46, 0.00)	DC	
	7TH HIGHEST VALUE IS	0.09020 AT (415178.05, 3774027.82, 145.09, 1648.46, 0.00)	DC	
	8TH HIGHEST VALUE IS	0.08341 AT (415156.83, 3774057.57, 145.01, 1648.46, 0.00)	DC	
	9TH HIGHEST VALUE IS	0.07749 AT (414986.43, 3773964.88, 143.31, 1648.46, 0.00)	DC	
	10TH HIGHEST VALUE IS	0.07747 AT (415000.97, 3773985.33, 143.47, 1648.46, 0.00)	DC	

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** THE SUMMARY OF HIGHEST 1-HR RESULTS ***

** CONC OF PM_10 IN MICROGRAMS/M**3 **

NETWORK GROUP ID	AVERAGE CONC	DATE (YYMMDDHH)	RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG)	OF TYPE	GRID-ID
ALL	HIGH 1ST HIGH VALUE IS	11.81926	ON 14100107:	AT (415182.86, 3774014.46, 145.10, 1648.46, 0.00)	DC

*** RECEPTOR TYPES: GC = GRIDCART
GP = GRIDPOLR
DC = DISCCART
DP = DISCPOLR

*** MODELOPTs: RegDFAULT CONC ELEV RURAL ADJ_U*

*** Message Summary : AERMOD Model Execution ***

--------- Summary of Total Messages --------

A Total of 0 Fatal Error Message(s)
A Total of 2 Warning Message(s)
A Total of 1684 Informational Message(s)

A Total of 43848 Hours Were Processed

A Total of 75 Calm Hours Identified

A Total of 1609 Missing Hours Identified (3.67 Percent)

******** FATAL ERROR MESSAGES ********
*** NONE ***

******** WARNING MESSAGES ********
ME W186 1129 MEOPEN: THRESH_1MIN 1-min ASOS wind speed threshold used 0.50
ME W187 1129 MEOPEN: ADJ_U* Option for Stable Low Winds used in AERMET

****
*** AERMOD Finishes Successfully ***
****

APPENDIX C – ESTIMATION OF PROJECT CONSTRUCTION DPM EMISSIONS

Covina School Site

Construction DPM Emissions
Data Source: CalEEMod Project Output

Work Schedule 8 hrs/day 5 days per week

Onsite DPM Construction Emissionsss Net acres: 8.55 372,439.5 SF

Size of the Construction Area: 34,601 m2

Unit Emission Rate: 2.89011E-05 g/m2-sec unmitigated

Activity	Start Date	End Date	Daily Max Onsite PM10E DPM Emissions lb/day	Work Days days	DPM Emissions (lbs)	DPM Emissions (tons)
Demolition	9/1/2027	9/29/2027	0.80	22	17.51	0.008755
Site Prep	9/30/2027	10/14/2027	1.52	11	16.76	0.008381
Grading	10/29/2027	11/11/2027	1.34	10	13.75	0.006876
Building Construction-2027	11/12/2027	12/31/2027	0.36	36	13.13	0.006563
Building Construction-2028	1/1/2028	4/13/2028	0.33	75	24.28	0.012141
Paving	4/14/2028	4/27/2028	0.26	8	2.12	0.001059
Architectural Coating	4/28/2028	5/25/2028	0.02	20	0.42	0.000208
Trenching	10/15/2027	10/28/2027	0.10	10	1.03	0.000515
			4.7232	193	88.9948	0.0445

Demolition	0.80	0.12	0.92				
Site Prep	1.52	0.00	1.52				
Grading	1.34	0.39	1.72				
Building Construction-2	0.36	0.00	0.37				
Trenching	0.10	0.00	0.10				
	1.52	0.39					
Building Construction-2	0.33	0.00	0.33				
Paving	0.26	0.03	0.28				
Architectural Coating	0.02	0.00	0.02				
	0.33	0.03					

Year	Annual DPM Emissions (tons/year)	# Construction Work Days	Average Daily DPM Emissions (lb/day)	Average Hourly DPM Emissions (lb/hr)	Average Hourly DPM Emissions (g/sec)	Average Hourly DPM Area Emission (g/m2-sec)		g/m2-sec
2027	0.031090	90	0.6942	0.0868	0.0109	3.163E-07	→	**2.10E-07**
2028	0.013407	103	0.2600	0.0325	0.0041	1.184E-07		
					0.015			

Offsite DPM Construction Emissionsss

Activity	Start Date	End Date	Work Days	Daily Max Offsite PM10E Offsite DPM Haul Truck (lb/day)	Offsite DPM Haul Truck (pounds)	Offsite DPM Haul Truck tons	Daily Max Offsite PM10E Offsite DPM Vendor Truck (lb/day)	Offsite DPM Vendor Truck (pounds)	Offsite DPM Vendor Trucks (tons)	Daily Max Offsite PM10E Offsite DPM Worker Vehicles (lb/day)	Offsite DPM Worker Vehicles (pounds)	Offsite DPM Worker Vehicles (tons)	
Demolition	9/1/2027	9/29/2027	22	0.1200	2.6404	0.0013	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	**0.1200**
Site Prep	9/30/2027	10/14/2027	11	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	**0.0000**
Grading	10/29/2027	11/11/2027	10	0.3862	3.9728	0.0020	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	**0.3862**
Building Construction-2027	11/12/2027	12/31/2027	36	0.0000	0.0000	0.0000	0.0043	0.1565	0.0001	0.0000	0.0000	0.0000	**0.0043**
Building Construction-2028	1/1/2028	4/13/2028	75	0.0000	0.0000	0.0000	0.0043	0.3241	0.0002	0.0000	0.0000	0.0000	**0.0043**
Paving	4/14/2028	4/27/2028	8	0.0000	0.0000	0.0000	0.0267	0.2215	0.0001	0.0000	0.0000	0.0000	**0.0267**
Architectural Coating	4/28/2028	5/25/2028	20	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	**0.0000**
Trenching	10/15/2027	10/28/2027	10	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	**0.0000**
				0.5063	6.6133	0.0033	0.0354	0.7021	0.0004	0.0000	0.0000	0.0000	

Offsite DPM Emissions (at the CalEEMOd Default Trip Distances)

Year	# of Construction Days	Haul Trucks AnnualEmissions (tons/year)	Haul Trucks Average Daily (lb/day)	Haul Trucks Average Hourly (lb/hr)	Haul Trucks Average Hourly (g/sec)	Vendor Trucks AnnualEmissions (tons/year)	Vendor Trucks Average Daily (lb/day)	Vendor Trucks Average Hourly (lb/hr)	Vendor Trucks Average Hourly (g/sec)	Worker Vehicles Annual Emissions (tons/year)	Worker Vehicles Average Daily (lb/day)	Worker Vehicles Average Hourly (lb/hr)	Worker Vehicles Average Hourly (g/sec)	
2027	90	3.31E-03	7.38E-02	9.23E-03	1.16E-03	2.40E-04	5.37E-03	6.71E-04	8.46E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00	3.10E-03
2028	103	0.00E+00	0.00E+00	0.00E+00	0.00E+00	1.11E-04	2.15E-03	2.68E-04	3.39E-05	0.00E+00	0.00E+00	0.00E+00	0.00E+00	

CalEEMod Construction Vehicle Trip Length

Vehicle	Distance (miles)
Haul Truck (Demo)	20
Vendor Truck	10.2
Worker	18.5

On/Off site Travel Links

	Travel Distance (m)	Travel Distance (mi)	% of Truck Travel
Route 1: Project site > N Clydebank > N Lark Ellen Ave > S Vernon Ave > I-210 Westbound	3924.3	2.43844697	70%
Route 2: Project Site > CA-99	2761.3	1.715792273	30%

Offsite Scaled DPM Emissions to AERMOD Trip Distance

Year	Haul Trucks (g/sec)	Vendor Trucks (g/sec)	Worker Vehicles (g/sec)	Total (g/sec)	Total (lb/hr)	Total (lb/day)
2027 (From CalEEMOd)	1.164E-03	8.458E-05	0.000E+00	1.248E-03	9.900E-03	7.920E-02
2027 (Scaled for Distance and Distribution)						
Route 1: Project site > N Clydebank > N Lark Ellen Ave > S Vernor	9.933E-05	1.415E-05	0.000E+00	1.135E-04	8.999E-04	7.199E-03
Route 2: Project Site > CA-99	2.995E-05	4.268E-06	0.000E+00	3.422E-05	2.714E-04	2.171E-03
2028 (From CalEEMOd)	0.000E+00	3.385E-05	0.000E+00	3.385E-05	2.684E-04	2.147E-03
2028 (Scaled for Distance and Distribution)						
Route 1: Project site > N Clydebank > N Lark Ellen Ave > S Vernor	0.000E+00	5.665E-06	0.000E+00	5.665E-06	4.492E-05	3.594E-04
Route 2: Project Site > CA-99	0.000E+00	1.708E-06	0.000E+00	1.708E-06	1.355E-05	1.084E-04

Weighted Average Emissions	
Route 1: Project site > N Clydebank > N Lark Ellen Ave > S Vernon Ave > I-210 Westbound	**5.5779E-05** g/sec
Route 2: Project Site > CA-99	**1.6821E-05** g/sec

Covina School Site

Exposure Durations During Construction

	Start	End	Days	% Year
Calendar Construction Days	9/1/2027	5/25/2028	267	0.74
3rd Trimester (2027)	9/1/2027	11/30/2027	90	0.25
0-2 year (2027)	12/1/2027	12/31/2027	30	0.08
0-2 year (2028)	1/1/2028	5/25/2028	145	0.40

0.73 years

0.48 years w/o pre-birth

8.71 months

Age Group	Exposure Frequency, EF				Construction Exposure Duration, (ED) (Years)	Age Sensitivity Factors (ASF)	Fraction Time at Home (FAH)	Daily Breathing Rate[a] (DBR) (l/kg-day)
	Construction		Operation					
	Hours/Day	Days/Year	Hours/Day	Days/Year				
Sensitive/Residential Receptor – Pre-birth to Adult (30-year duration)								
3rd Trimester to Birth	8	250	24	350	0.25	10	0.85	361
0 to 2 years	8	250	24	350	0.48	10	0.85	1,090
2 to 16 years	8	250	24	350		3	0.72	745
16 to 30 years	8	250	24	350		1	0.73	335
Sensitive Receptor/Residential Child (9-year duration)								
3rd Trimester to Birth	8	250	24	350	0.25	10	0.85	361
0 to 2 years	8	250	24	350	0.48	10	0.85	1,090
2 to 9 years	8	250	24	350	0.00	3	0.73	861
Sensitive Receptor/Residential Receptor – Adult (30-year duration)								
17 years and older	8	350	24	350	0.73	1	0.73	335
Worker Receptor (25-years duration)								
17 years and older	8	250	8	250	0.73	1	[redacted]	230

APPENDIX D – ESTIMATION OF CONSTRUCTION HEALTH RISK

Covina School Site

Annual DPM Concentrations at Maximum Impacted Sensitive and Worker Receptor

Onsite Unit Emission Source Rate

Results:

Max School=	0.00248
Max Residential=	0.10914
Max Hospital=	0
Max Sensitive Receptor=	0.10914
Max Worker=	0.00584

10.17

Receptor	Cancer Risk (per million)		Exceeds Significance Threshold?
	Maximum Lifetime Proposed Project Risk	Significance Threshold	
Maximum Impacted Sensitive Receptor – Infant to Adult (3.75 years)	7.18	10	No
Maximum Impacted Sensitive Receptor – Child	7.18	10	No
Maximum Impacted Sensitive Receptor – Adult	0.21	10	No
Maximum Impacted Worker Receptor	0.01	10	No
Receptor	**Chronic Non-Cancer Hazard Index**		**Exceeds Significance Threshold?**
	Maximum Lifetime Proposed Project Risk	**Significance Threshold**	
Maximum Impacted Sensitive Receptor – Infant to Adult (3.75 years)	0.02	1	No
Maximum Impacted Sensitive Receptor – Adult	0.02	1	No
Maximum Impacted Worker Receptor	0.00	1	No

Covina School Site

No Mitigation

Cancer Risk Calculation - Location of Max Risk

SCAQMD Guidance	Residential	30-year Exposure	Total Cancer risk	HI
			7.1846	0.0218

Maximum Period DPM Concentration **1.09E-01** ug/m3

Year	Year	Maximum DPM (ug/m3)	CPF (mg/kg-day)^-1	DBR (l/kg-day)	ED (years)	EF (days)	AT (years)	TAH (%)	ASF	Operational Risk (risk/million)
3rd Trimester	2027	0.10914	1.1	361	0.25	250	25550	1.00	10	1.045641
0	2027	0.10914	1.1	1090	0.08	250	25550	1.00	10	1.052399
1	2028	0.10914	1.1	1090	0.40	250	25550	1.00	10	5.086598

Covina School Site No Mitigation

Cancer Risk Calculation - Location of Max Risk

SCAQMD Guidance	Child	9-year Exposure	Total Cancer risk	HI
			7.1846	0.022

Maximum Period DPM Concentration **0.10914** ug/m3

Year	Year	Maximum DPM (ug/m3)	CPF (mg/kg-day)^-1	DBR (l/kg-day)	ED (years)	EF (days)	AT (years)	TAH (%)	ASF	Operational Risk (risk/million)
3rd Trimester	2027	0.10914	1.1	361	0.25	250	25550	1.00	10	1.05
0	2027	0.10914	1.1	1,090	0.08	250	25550	1.00	10	1.05
1	2028	0.10914	1.1	1,090	0.40	250	25550	1.00	10	5.09

Covina School Site No Mitigation

Cancer Risk Calculation - Location of Max Risk

SCAQMD Guidance	Residential	30-year Exposure	Adult	Total Cancer risk	HI
				0.208567	0.0218

Maximum Period DPM Concentration **0.10914** ug/m3

Year	Year	Maximum DPM (ug/m3)	CPF (mg/kg-day)^-1	DBR (l/kg-day)	ED (years)	EF (days)	AT (years)	TAH (%)	ASF	Operational Risk (risk/million)
0	2027	0.10914	1.1	335	0.33	250	25550	0.73	1	0.09
1	2028	0.10914	1.1	335	0.40	250	25550	0.73	1	0.11

Covina School Site

No Mitigation

Cancer Risk Calculation - Location of Max Risk

SCAQMD Guidance	Worker	25-year Exposure	Total Cancer risk	
			0.01	0.001

Maximum Period DPM Concentration **0.00584** ug/m3

Year	Year	Maximum DPM (ug/m3)	CPF (mg/kg-day)^-1	DBR (l/kg-day)	ED (years)	EF (days)	AT (years)	ASF	Operational Risk (risk/million)
0	2027	0.00584	1.1	230	0.33	250	25550	1	0.00
1	2028	0.00584	1.1	230	0.40	250	25550	1	0.01

CULTURAL RESOURCES STUDY FOR THE 5034 NORTH CLYDEBANK AVENUE PROJECT

LOS ANGELES COUNTY, CALIFORNIA

APN 8410-028-900

Lead Agency:

County of Los Angeles
320 West Temple Street
Los Angeles, California 90012

Preparer:

BFSA Environmental Services,
a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064

Project Proponent:

EPD Solutions, Inc.
3333 Michelson Drive, Suite 500
Irvine, California 92612

May 13, 2025

BFSA Environmental Services
A Perennial Company

Archaeological Database Information

Author:	James Shrieve and Tracy A. Stropes, M.A., RPA
Consulting Firm:	BFSA Environmental Services, a Perennial Company 14010 Poway Road, Suite A Poway, California 92064 (858) 484-0915
Client/Project Proponent:	EPD Solutions, Inc. 3333 Michelson Drive, Suite 500 Irvine, California 92612
Report Date:	May 13, 2025
Report Title:	Cultural Resources Study for the 5034 North Clydebank Avenue Project, Los Angeles County, California (APN 8410-028-900)
Type of Study:	Phase I Cultural Resources Study
New Site(s):	Yes
Updated Site(s):	None
Assessor's Parcel Number:	8410-028-900
USGS Quadrangle:	Section 10, Township 1 South, Range 10 West of the San Bernardino Baseline and Meridian on the *Baldwin Park, California* (7.5-minute) topographic quadrangle
Acreage:	8.55 acres
Key Words:	Survey; positive; historic structure evaluation recommended.

Table of Contents

Section	Description	Page
MANAGEMENT SUMMARY/ABSTRACT		*iv*
1.0	INTRODUCTION	1.0–1
	1.1 Project Description	1.0–1
	1.2 Environmental Setting	1.0–1
	1.3 Cultural Setting	1.0–5
	1.3.1 Prehistoric Period	1.0–5
	1.3.2 Historic Period	1.0–9
	1.4 Results of the Archaeological Records Search	1.0–12
	1.5 Applicable Regulations	1.0–13
	1.5.1 California Environmental Quality Act	1.0–13
2.0	RESEARCH DESIGN	2.0–1
3.0	FIELD SURVEY	3.0–1
	3.1 Survey Methods	3.0–1
	3.2 Results	3.0–1
4.0	RECOMMENDATIONS	4.0–1
5.0	LIST OF PREPARERS AND ORGANIZATIONS CONTACTED	5.0–1
6.0	CERTIFICATION	6.0–1
7.0	REFERENCES CITED	7.0–1

List of Appendices

Appendix A – Resumes of Key Personnel
Appendix B – Archaeological Records Search Results*
Appendix C – NAHC Sacred Lands File Search Results*

**Deleted for public review and bound separately in the Confidential Appendix*

List of Figures

Figure	Description	Page
Figure 1.1–1	General Location Map	1.0–2
Figure 1.1–2	Project Location Map (USGS)	1.0–3
Figure 1.1–3	Project Development Map	1.0–4

List of Plates

Plate	Description	Page
Plate 3.2–1	Overview of the project from the southwest corner, facing northeast	3.0–2
Plate 3.2–2	Overview of the project from the southeast corner, facing northwest	3.0–2
Plate 3.2–3	View of the front of the elementary school, facing southwest	3.0–3
Plate 3.2–4	View of the school courtyard, facing north	3.0–3

List of Tables

Table	Description	Page
Table 1.4–1	Cultural Resources Within One Mile of the Project	1.0–12

MANAGEMENT SUMMARY/ABSTRACT

In response to a request from the project applicant, a cultural resources study was conducted by BFSA Environmental Services, a Perennial Company (BFSA), for the proposed 5034 North Clydebank Avenue Project located within unincorporated Los Angeles County, California. The project includes Assessor's Parcel Number (APN) 8410-028-900 and is situated within Section 10, Township 1 South, Range 10 West of the San Bernardino Baseline and Meridian on the United States Geological Survey (USGS) (7.5-minute) *Baldwin Park, California* topographic quadrangle map. As designed, the applicant proposes to construct 108 detached, single-family residential units and a small park within the 8.55-acre project.

The purpose of this investigation was to locate and record cultural resources within the project and subsequently evaluate any resources that will be impacted by the development as part of the environmental review process conducted in compliance with California Environmental Quality Act (CEQA) regulatory requirements. The cultural resources investigation included the review of an archaeological records search conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton), in order to assess previous archaeological studies and identify any previously recorded cultural resources within the project. The search identified two previously recorded resources, both historic, within one mile of the project, none of which are recorded within the project. The records search also identified 13 previous studies conducted within one mile of the project. A review of maps and aerial photographs show several structures on the property visible starting in 1964. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC). The SLF search results were negative for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project.

BFSA staff archaeologist Parker Sheriff conducted an intensive pedestrian survey of the property on April 11, 2025. The survey located historical structures within the project consisting of several buildings of a now closed elementary school first appearing on aerials in 1964. Based upon the age of these structures, a historic structure evaluation is recommended. However, beyond this recommendation, no further archaeological study or mitigation measures are recommended as a condition of permit approval. A copy of this report will be permanently filed with the SCCIC at CSU Fullerton. All notes, photographs, and other materials related to this project will be curated at the BFSA archaeological laboratory in Poway, California.

1.0 INTRODUCTION

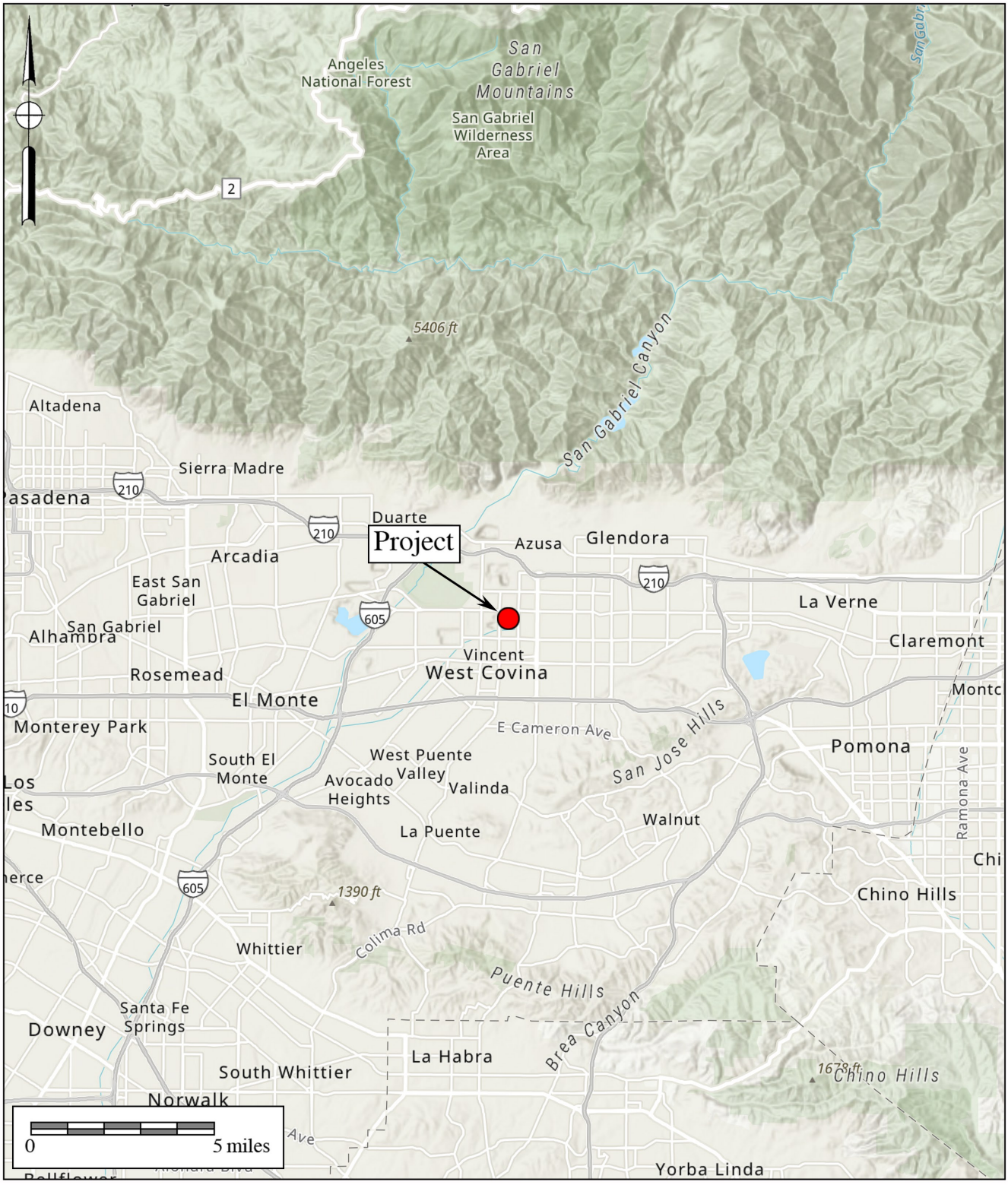
1.1 Project Description

The cultural resources study program for the 5034 North Clydebank Avenue Project was conducted in order to comply with CEQA and County of Los Angeles environmental guidelines. The project is located at 5034 North Clydebank Avenue within unincorporated Los Angeles County, California (Figure 1.1–1). On the USGS (7.5-minute) 1:24,000-scale *Baldwin Park, California* topographic quadrangle map, the project is situated within Section 10, Township 1 South, Range 10 West of the San Bernardino Baseline and Meridian (Figure 1.1–2). The project includes the development of 8.55 acres (APN 8410-028-900). The property is currently vacant. As designed, the applicant proposes to construct 108 detached, single-family residential units and a small park within the 8.55-acre project (Figure 1.1–3). The decision to request this investigation was based upon the cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which, in the San Gabriel Valley area of Los Angeles County, were focused around freshwater resources and a food supply.

1.2 Environmental Setting

The 5034 North Clydebank Avenue Project is located on a broad, mostly flat plain within the low-lying San Gabriel Valley, approximately four miles south of the San Gabriel Mountain foothills. The San Gabriel Valley is a geological basin within the northeastern block of the geologically-complex Los Angeles Basin. It sits near the juncture of the Peninsular Ranges Geologic Province, which trends northwest from the southern tip of Baja California to the Raymond-Malibu Fault Zone in western Los Angeles County, and the Transverse Ranges Geologic Province, which trends largely eastward from Anacapa, San Miguel, Santa Cruz, and Santa Rosa islands off the coast of southern California to the Mojave Desert. Both provinces are characterized by mountain ranges with peaks exceeding 9,000 feet above mean sea level (AMSL), with seismically-active fault zones which merge or terminate where the two provinces meet at the southern margin of the Transverse Ranges (Yerkes et. al. 1965). Geologically, the project is mapped as consisting of sandy, Holocene-aged alluvial fan and valley deposits overlying Pleistocene-aged sediments at an unknown depth (Tan 2000).

Elevations within the project range from approximately 465 to 470 feet AMSL. The project does not contain any natural features often associated with the prehistoric occupation of the region, such as bedrock outcroppings or natural sources of water. There are two water sources located close to the project. The Little Dalton wash parallels the west most boundary of the project and the confluence of Big Dalton wash and San Dimas wash occurs nearby to the south. The entire property was previously graded and utilized for an elementary school. Vegetation is limited to grass lawn and landscaping, limiting ground surface visibility in areas not paved or occupied by an existing structure.



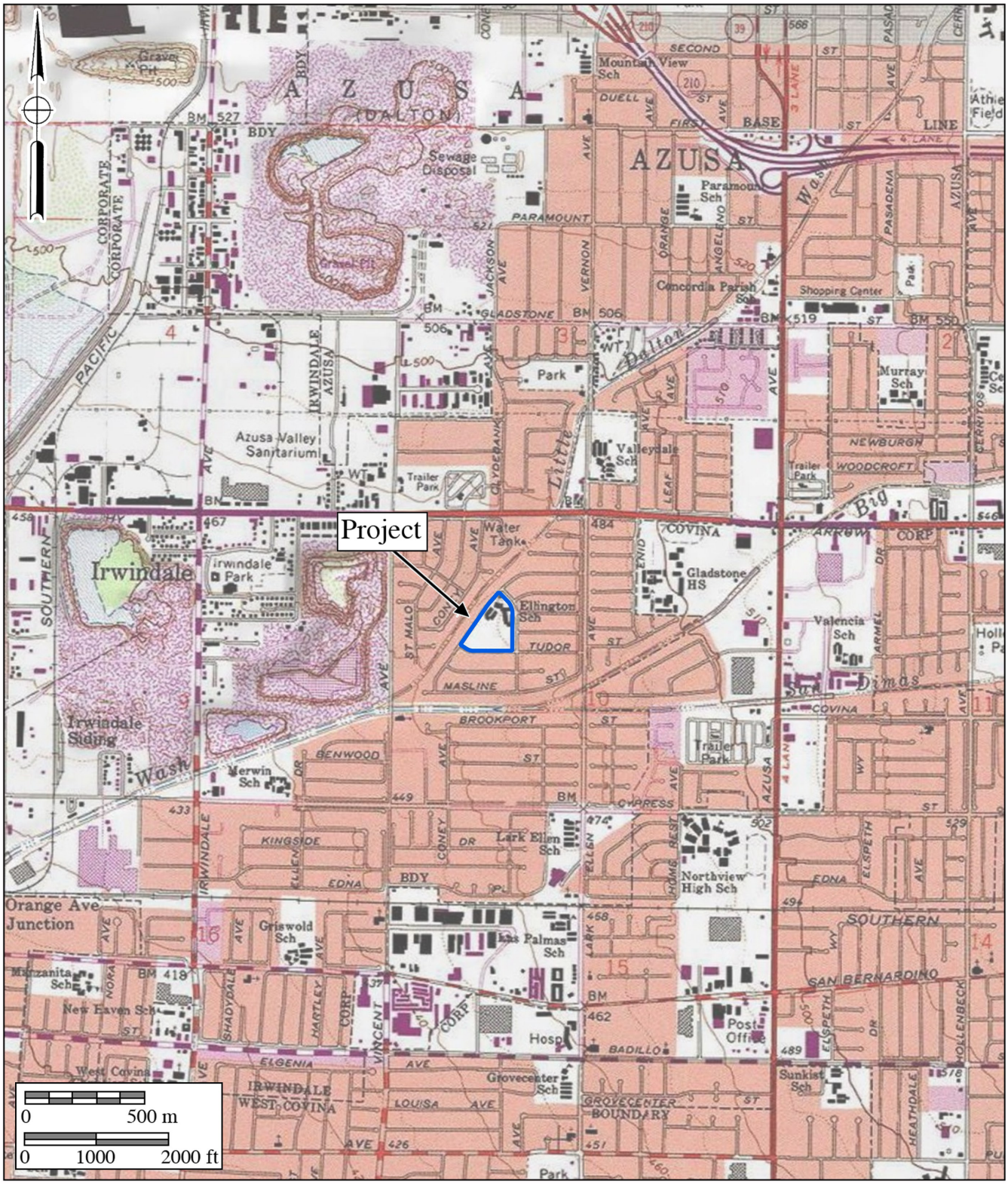
BFSA Environmental Services
A Perennial Company

Figure 1.1–1

General Location Map

The 5034 North Clydebank Avenue Project

Esri World Topographic Map



BFSA Environmental Services
A Perennial Company

Figure 1.1–2

Project Location Map

The 5034 North Clydebank Avenue Project

USGS *Baldwin Park* and *Azusa* Quadrangles (7.5-minute series)



CONCEPTUAL SITE PLAN
SCHEME 5B: 108 UNITS

ADRRESS: CORNER OF N. CLYDEBANK AVE. & E. TUDOR ST., COVINA
SITE AREA: 8.55 AC

DENSITY: 108 / 8.55 = 12.63 DU/AC

PROPOSED FRONT SETBACK: 10'

SFDs

20	18.5%	PLAN 1	1,383 SF, 3 BED, 2.5 BA	27,660 SF
16	14.8%	PLAN 2	1,565 SF, 3 BED, 2.5 BA	25,040 SF
19	17.6%	PLAN 3	1,659 SF, 4 BED, 3 BA	31,521 SF
55	TOTAL UNITS -GREEN COURT			
19	17.6%	PLAN 4	1,831 SF, 4 BED, 3.5 BA	34,789 SF
17	15.7%	PLAN 5	1,885 SF, 4 BED, 3.5 BA	32,045 SF
17	15.7%	PLAN 6	1,949 SF, 4 BED, 3.5 BA, LOFT	33,133 SF
53	TOTAL UNITS - BACKYARD			
108	TOTAL ALL			184,188 SF

Covina - Scheme 5B

Parking Table

Unit Name	No. of Units	No. of Bedrooms	Parking Ratio	Required Stalls	
Plan 1	20	3	2	40	
Plan 2	16	3	2	32	
Plan 3	19	4	2	38	
Plan 4	19	4	2	38	
Plan 5	17	4	2	34	
Plan 6	17	4	2	34	
Subtotal	108				
				216	Subtotal Residential
Guest			0.25	27	Subtotal Guest
				243	Total Required

Provided Stalls	
216	Garage Stalls
+ *24*	*Driveway Stalls*
240	Subtotal A & Driveway
91	Open Stalls/guests
331	Subtotal B
+ *0*	*PLUS: Street Parking*
331	Total Provided

OPEN SPACE

TOTAL LIVABLE AREA		184,188 SF	
	x	10%	
		18,419 SF	Required
PRIVATE SPACE			
20	x PLAN 1 220 SF	4,400 SF	
16	x PLAN 2 366 SF	5,856 SF	
19	x PLAN 3 217 SF	4,123 SF	
19	x PLAN 4 470 SF	8,930 SF	
17	x PLAN 5 565 SF	9,605 SF	
17	x PLAN 6 564 SF	9,588 SF	
	Private	42,502 SF	Provided Private
PUBLIC SPACE			
1 PARK	5944 SF	5,944 F	
1 LANSCAPE 1	1426 SF	1,426 SF	
1 LANSCAPE 2	1033 SF	1,033 SF	
7 PASEOS	1650 SF	1,380 SF	
	Common	9,783 SF	Provided
		52,285	Provided Total

0 20' 40' 80' 160'

SITE PLAN SCHEME 5B A1.0

BFSA Environmental Services
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Figure 1.1–3
Project Development Map

The 5034 North Clydebank Avenue Project

1.3 Cultural Setting

1.3.1 Prehistoric Period

Several prehistoric cultural chronologies have been proposed for the southern California coast and nearby inland areas, such as two of the most frequently cited sequences developed by William Wallace (1955) and Claude Warren (1968). Such chronologies provide a framework to discuss archaeological data in relation to broad cultural changes seen in the archaeological record. The chronological sequence presented herein represents an updated synthesis of these schemes for Los Angeles County and surrounding regions. The prehistoric sequence of the area can be divided into four broad temporal categories. It should be noted that prehistoric chronology for this region is being refined on a continuing basis, with new discoveries and improvements being made as the accuracy of dating techniques improves.

Terminal Pleistocene and Early Holocene: Paleo-Coastal Period (circa 9500 to 7000/6500 B.C.)

Although data on early human occupation for the southern California coast is limited, archaeological evidence from the northern Channel Islands suggests initial settlement within the region occurred at least 12,000 years before the present (YBP). At Daisy Cave (SMI-261) on San Miguel Island, radiocarbon dates indicate an early period of use in the terminal Pleistocene, sometime between 9600 and 9000 calibrated (cal) B.C. (Erlandson et al. 1996). Nearby on Santa Rosa Island, human remains from the Arlington Springs Site (SRI-1730) have been dated between 11,000 and 10,000 cal B.C. (Johnson et al. 2002). Archaeological data recovered from these and other coastal Paleo Indian sites indicate a distinctively maritime cultural adaptation, termed the "Paleo-Coastal Tradition" (Moratto 1984), which involved the use of seafaring technology and a subsistence regime focused upon shellfish gathering and fishing (Rick et al. 2001).

Relatively few sites have been identified in Los Angeles County that date to the terminal Pleistocene and early Holocene. Evidence of possible early human occupation has been found at the sand dune bluff site of Malaga Cove (LAN-138), located between Redondo Beach and Palos Verdes (Walker 1951). Researchers have proposed that archaeological remains recovered from the lowermost cultural stratum at the site, including shell, animal bone, and chipped stone tools, may date to as early as 8000 cal B.C. (Moratto 1984:168; Wallace 1986).

Middle Holocene: Milling Stone Period (circa 7000/6500 to 1500/1000 B.C.)

The Milling Stone Period or Horizon, also referred to as the "Encinitas Tradition," is the earliest well-established cultural occupation of the coastal areas of the region (Sutton 2010; Sutton and Gardner 2010). The onset of this period, which began sometime between 7000 and 6500 cal B.C., is marked by the expansion of populations throughout southern California. Regional variations in technology, settlement patterns, and mortuary practices among Milling Stone sites have led researchers to define several local manifestations or "patterns" of the tradition (Sutton and Gardner 2010). Groups that occupied modern-day Los Angeles County are thought to have been relatively small and highly mobile during this time, with a general subsistence economy focused upon gathering shellfish and plant foods, particularly hard seeds, with hunting being of

less importance (Glassow et al. 2007).

Two temporal subdivisions have been defined for the portion of the Topanga Pattern falling within the Milling Stone Period: Topanga I (circa 6500 to 3000 B.C.) and Topanga II (circa 3000 to 1000 B.C.) (Sutton and Gardner 2010). Topanga I assemblages are characterized by abundant manos and metates, core tools and scrapers, charmstones, cogged stone, and discoidals. Projectile points are quite rare, with those present resembling earlier, large, leaf-shaped forms (Glassow et al. 2007). Secondary inhumations with associated cairns are the most common burial form at Milling Stone sites, with small numbers of identified extended inhumations. The subsequent Topanga II phase largely represents a continuation of the Topanga pattern with site assemblages also characterized by numerous manos and metates, charmstones, cogged stones, discoidals, and some stone balls. However, a significant technological change in ground stone occurs at this time, and the appearance of mortars and pestles at Topanga II sites suggests coastal populations adopted balanophagy (Sutton and Gardner 2010). The quantity of projectile points also notably increases in Topanga II site deposits, indicating the practice of hunting of large game may have played a greater role in the subsistence economy than in earlier times. While secondary burials continue to be quite common, a few flexed inhumations have also been recovered from archaeological contexts dating to the Topanga II phase.

A number of Milling Stone sites have been identified in Los Angeles County. The lower component of the Tank Site (LAN-1), located in the Santa Monica Mountains, was excavated in the 1940s and was determined to be Topanga I in age. In the San Fernando Valley, the Encino Site (LAN-111) is thought to have contained a Topanga I component. The artifact assemblage is definitive of the Topanga I period, containing many milling implements, but few projectile points. The presence of mortars and pestles along with stemmed projectile points at the Chatsworth Site (LAN-21), located at the western edge of the San Fernando Valley, suggests a Topanga II presence. The Big Tujunga Wash Site (LAN-167), located at the eastern edge of the San Fernando Valley, may have also contained a Topanga II component (Sutton and Gardner 2010).

Late Holocene: Intermediate Period (1500/1000 B.C. to A.D. 750)

The Intermediate Period, which encompasses the early portion of the "Del Rey Tradition," as defined by Sutton (Sutton 2010), begins around 3,500 YBP. At this time, significant changes are seen throughout the coastal areas of southern California in material culture, settlement systems, subsistence strategies, and mortuary practices. These new cultural traits have been attributed to the arrival of Takic-speaking people from the southern San Joaquin Valley (Sutton 2009). Biological, archaeological, and linguistic data indicates that the Takic groups who settled in the Los Angeles Basin were ethnically distinct from the preexisting Hokan-speaking Topanga populations and are believed to be ancestral to ethnographic Gabrielino groups (Sutton 2009). While archaeological evidence indicates that "relic" Topanga III populations continued to survive in isolation in the Santa Monica Mountains, these indigenous groups appear to have been largely replaced or absorbed by the Gabrielino, or Chumash, by 2,000 YBP (Sutton and Gardner 2010:17).

Intermediate Period sites in the region are represented by the "Angeles Pattern" of the Del Rey Tradition (Sutton 2010). Three temporal subdivisions have been defined for the portion of the Angeles Pattern that falls within the Intermediate Period: Angeles I (1500 to 600 B.C.), Angeles II (600 B.C. to A.D. 400), and Angeles III (A.D. 400 to 750) (Sutton and Gardner 2010:8). The onset of the Angeles I phase is characterized by the increase and aggregation of regional populations and the appearance of the first village settlements. The prevalence of projectile points, single-piece shell fishhooks, and bone harpoon points at Angeles I sites suggests a subsistence shift in the Intermediate Period with increased emphasis on fishing and terrestrial hunting, and less reliance upon the gathering of shellfish resources. Regional trade or interaction networks also appeared to develop at this time, with coastal populations in Los Angeles County obtaining small steatite artifacts and Olivella sp. shell beads from the southern Channel Islands and obsidian from the Coso Volcanic Field (Koerper et al. 2002). Finally, marked changes are seen in mortuary practices during the Angeles I phase with flexed primary inhumations and cremations replacing extended inhumations and cairns.

The Angeles II phase largely represents a continuation and elaboration of the Angeles I technology, settlement, and subsistence systems. One exception to this pattern is the introduction of a new funerary complex around 2,600 YBP, consisting of large rock cairns or platforms, which contain abundant broken tools, faunal remains, and cremated human bone. These mortuary features have generally been thought to represent the predecessor of the Southern California Mourning Ceremony (Sutton 2010:14).

Several important changes in the archaeological record mark the beginning of the Angeles III phase. At this time, larger seasonal villages characterized by well-developed middens and cemeteries were established along the coast or the inland areas. Archaeological data from Angeles III sites indicates that residents of these settlements practiced a fairly diverse subsistence strategy, which included the exploitation of both marine and terrestrial resources (Sutton 2010:16). Notable technological changes at this time included the introduction of the plank canoe and the bow and arrow (Glassow et al. 2007:203-204). The appearance of new Olivella sp. bead types at Angeles III sites indicates a reconfiguration of existing regional exchange networks with increased interaction with populations in the Gulf of California (Koerper et al. 2002). Finally, cremations increase slightly in frequency at this time, with inhumations no longer placed in an extended position (Sutton 2010:18). Intermediate Period sites in Los Angeles County include LAN-2 and LAN-197, which are located in the Santa Monica Mountains. The formal cemeteries at these sites are representative of the increased sedentism that occurred during the Intermediate Period (Glassow et al. 2007:202).

Late Holocene: Late Period (A.D. 750 to Spanish Contact)

The Late Period dates from approximately A.D. 750 until Spanish contact in 1542. Sutton (2010) has divided this period, which falls within the larger Del Rey Tradition, into two phases: Angeles IV (A.D. 750 to 1200) and Angeles V (A.D. 1200 to 1550). The Angeles IV phase is characterized by continued regional population growth and the development of large, sedentary

villages. Although chiefdoms appear to have developed in the northern Channel Islands and the Santa Barbara region after 850 YBP (Arnold 1992; Gamble 2005), little direct evidence has been found to suggest that this level of social complexity existed in the Los Angeles area during the Late Prehistoric Period (Sutton 2010).

Several new types of material culture appear during the Angeles IV phase, including Cottonwood series points, birdstone and "spike" effigies, Olivella sp. cupped beads, and Mytilus sp. shell disc beads. The presence of southwestern pottery, Patayan ceramic figurines, and Hohokam shell bracelets at Angeles IV sites suggests some interaction between groups in southern California and the Southwest. Notable changes are seen in regional exchange networks after 800 YBP, with an increase in the number and size of steatite artifacts, including large vessels, elaborate effigies, and comals (cooking dishes) recovered from Angeles V sites. The presence of these artifacts suggests a strengthening of trade ties between coastal Los Angeles populations and the southern Channel Islands (Koerper et al. 2002:69). Finally, Late Period mortuary practices remain largely unchanged from the Intermediate Period, with flexed primary inhumations continuing to be the preferred burial method.

Late Period sites in Los Angeles County include LAN-227 and LAN-229, located in the Santa Monica Mountains. Both sites contain fewer manos and metates than earlier sites, but contain more mortars, pestles, projectile points, drills, beads, pipes, and bone tools (Moratto 1984:141). Although these sites represent a move toward centralized sedentary villages during this period, it is unclear whether they represent year-round occupation or semi-permanent villages used as base settlements (Glassow et al. 2007:210).

Late Holocene / Protohistoric Period / The Gabrielino (1769 to Present)

During the late Holocene, population size and density increased dramatically, calling for an even more diversified economy (Altschul and Grenda 2002). Ethnographic data, the first of which came from Spanish explorers and missionaries, indicates that the Gabrielino (Tongva) were the major tribe established within the San Gabriel Valley. The Spanish attributed this name to the Native Americans in the area served by the Mission San Gabriel Arcángel. Gabrielino territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles rivers, portions of the Santa Monica and Santa Ana mountains, the Los Angeles Basin, the coast from Aliso Creek to Topanga Creek, and San Clemente, San Nicolas, and Santa Catalina islands (Moratto 1984). The Gabrielino spoke a Cupan language that was part of the Shoshonean or Takic family of Uto-Aztecan linguistic stock; these linguistic ties united a dispersed ethnic group occupying 1,500 square miles in the Los Angeles Basin region (Altschul and Grenda 2002). Interestingly, this language stock was different from that of the Chumash to the north in the Santa Barbara region, as well as from the Kumeyaay (Tipai and Ipai) in the San Diego region, both of which spoke languages of the Hokan stock, using different dialects.

Ethnographic data states that the Gabrielino were hunters and gatherers whose food sources included acorns, seeds, marine mollusks, fish, and mammals; archaeological sites support this data, with evidence of hunting, gathering, processing, and storage implements including arrow points,

fishhooks, scrapers, grinding stones, and basketry awls (Altschul and Grenda 2002). Santa Catalina Island provided a valuable source of steatite for the Gabrielino, which they quarried and traded to other groups (Heizer and Treganza 1972; Moratto 1984). About 50 to 100 permanent villages are estimated to have been in existence at the time of European contact, most of which were located along lowland rivers and streams and along sheltered areas of the coast (Moratto 1984). Smaller satellite villages and resource extraction sites were located between larger villages. Village sites contained varying types of structures, including houses, sweathouses, and ceremonial huts (Bean and Smith 1978). Artistic items included shell set in asphaltum, carvings, painting, steatite, and baskets (Moratto 1984). Settlements were often located at the intersection of two or more ecozones, thus increasing the variety of resources that were immediately accessible (Moratto 1984). Offshore fishing and hunting was accomplished with the use of plank boats, while shellfish and birds were collected along the coast. At the time of European contact, the Gabrielino, second only to the Chumash, were the wealthiest, most populous, and most powerful ethnic group in southern California (Bean and Smith 1978; Moratto 1984).

As with other Native American populations in southern California, arrival of the Spanish drastically changed life for the Gabrielino. Incorporation into the mission system disrupted their culture and changed their subsistence practices (Altschul and Grenda 2002). Ranchos were established throughout the area, often in major drainages where Native American villages tended to be located. By the early 1800s, Mission San Gabriel had expanded its holdings for grazing to include much of the former Gabrielino territory (Altschul and Grenda 2002). Eventually, widespread relocation of Native American groups occurred, resulting in further disruption of native lifeways. Together with the introduction of Euro-American diseases, the Gabrielino and other groups of southern California experienced drastic population declines; in the early 1860s, a smallpox epidemic nearly wiped out the remaining Gabrielino population (Moratto 1984). While people of Gabrielino descent still live in the Los Angeles area, the Gabrielino were no longer listed as a culturally identifiable group in the 1900 Federal Census (Bean and Smith 1978; Moratto 1984).

1.3.2 Historic Period

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). In the late eighteenth century, the San Gabriel (Los Angeles County), San Juan Capistrano (Orange County), and San Luis Rey (San Diego County) missions began colonizing southern California, gradually expanding their use of the interior valley into what is now western Riverside County for raising grain and cattle to support the missions (Patterson 1971). The San Gabriel Mission claimed lands in what is now Jurupa, Riverside, San Jacinto, and the San Gorgonio Pass, while the San Luis Rey Mission claimed land in what is now Lake Elsinore, Temecula, and Murrieta (Patterson 1971). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1964). Throughout this period, the Native American populations

were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

On September 8, 1771, Father Pedro Benito Cambón and Father Angel Somera established the Mission San Gabriel de Arcángel near the present-day city of Montebello. In 1775, the mission was moved to its current location in San Gabriel due to better agricultural lands. This mission marked the first sustained European occupation of the Los Angeles County area. Mission San Gabriel, despite a slow start, partially due to misconduct by Spanish soldiers, eventually became so prosperous that it was known as "The Queen of the Missions" (Johnson et al. 1972).

The pueblo that eventually became the city of Los Angeles was established in 1781. During this period, Spain also deeded ranchos to prominent citizens and soldiers (though very few in comparison to the later Mexican Period). One such rancho, Rancho San Pedro, was deeded to soldier Juan José Dominguez in 1784 and comprised 75,000 acres, encompassing the modern South Bay region from the Los Angeles River on the east to the Pacific Ocean on the west.

The area that became Los Angeles County saw an increase in European settlement during the Mexican Period, largely due to the many land grants (ranchos) to Mexican citizens by various governors. The period ended in early January of 1847, when Mexican forces fought the combined United States Army and Navy forces in the Battle of the San Gabriel River on January 8, 1847, and the Battle of La Mesa on January 9, 1847 (Nevin 1978). On January 10, 1847, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General José María Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California, Andrés Pico, surrendered all of Alta California to United States Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

Settlement of the Los Angeles region accelerated during the early American Period. The county was established on February 18, 1850. It was one of 27 counties established in the months prior to California becoming a state. Many ranchos in the county were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns. Nonetheless, ranching retained its importance, and, by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 1963). In 1854, the United States Congress agreed to let San Pedro become an official port of entry and, by the 1880s, the railroads had established networks throughout the county, resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers drawn to the area in the 1870s to the 1880s by the fabled climate (Baur 1959). In 1876, the county had a population of 30,000 (Dumke 1944:7); by 1900, it had reached 100,000.

In the early to mid-1900s, population growth accelerated due to industry associated with both world wars, as well as emigration from the Midwest "dust bowl" states during the Great Depression. The county became one of the most densely occupied areas in the United States. The county's mild climate and successful economy continued to draw new residents in the late 1900s, and much of the county transformed from ranches and farms into residential subdivisions surrounding commercial and industrial centers. Hollywood's development into the entertainment capital of the world and southern California's booming aerospace industry were key factors in the

county's growth.

General History of the Covina Area

The city of Covina is located east of the San Gabriel River with portions of the city including the former Rancho La Puente. In 1769, Gaspar de Portolá's expedition passed through the area and built a bridge over the San Jose Creek. "With the founding of the Mission San Gabriel two years later, on the banks of the Rio Hondo (it moved to its present location in San Gabriel after a devastating flood)," the area "became part of the Mission's extensive land holdings" (Workman and Temple Homestead Museum n.d.). In 1842, the 17,740-acre Rancho La Puente (named after the bridge ([puente]), was granted to John Rowland by Governor Juan Alvarado for $1,000 (Workman and Temple Homestead Museum n.d.).

Efforts to exploit the Covina area initially focused on agriculture. The owners of Rancho La Puente struggled for 34 years to grow various crops but were limited by severe cycles of flooding and droughts, and to ranch cattle, an industry that would be permanently crippled in the region by herd losses during the devastating drought years of 1863 and 1864 (City of Covina 2007). Eventually, ownership of the Rowland portion passed to John Rowland's widow Charlotte in 1873, and, in 1876, William Workman went bankrupt and subsequently committed suicide, whereupon his portion of the property went into foreclosure (City of Covina 2007). Around 1875, the Badillo brothers, two coffee growers from Costa Rica, were convinced to purchase 5,500 acres from Charlotte Rowland for a coffee plantation: the effort was doomed to failure by the region's lack of rainfall, which led to several years of crop failure and eventual bankruptcy (City of Covina 2007).

The man credited with founding the city of Covina is businessman Joseph Swift Phillips, who moved to the Los Angeles area with his children after the death of his wife in 1879 (City of Covina 2007). Upon visiting the Azusa area in 1881, Phillips would purchase some 2,000 acres in what would become the city of Covina from the Hollenbeck family, who reacquired land rights after the Badillo coffee plantation failed (Broadwell 2022; City of Covina 2007). While Phillips mostly planted his own acreage with wheat and barley, which he had hauled by mule to the nearby Puente warehouse, he also offered a plot of land to a newspaper writer from Santa Ana in exchange for promising to publish a local newspaper which would extoll the virtues of Covina and attract new settlers to the townsite (Broadwell 2022; City of Covina 2007). Section 12 of Township 1 South, Range 10 West was already divided into small ranches at this time, as shown by a map of Los Angeles County published in 1877 (Wildy et al. 1877) and would soon be joined by new residents as the town of Covina grew. The dual advances of widespread citrus agriculture following formation of the Azusa-Covina-Glendora Citrus Association in 1893, and the arrival of Southern Pacific Railroad service in 1895 would quickly lead to the city's incorporation in 1901 (City of Covina 2007).

1.4 Results of the Archaeological Records Search

An archaeological records search for a one-mile radius was conducted by BFSA through the SCCIC at CSU Fullerton (Appendix B). The SCCIC records search results did not identify

any resources within the project. However, the search identified two previously recorded resources within one mile of the property. Both resources are historic and associated with the built environment (Table 1.4–1).

Table 1.4–1
Cultural Resources Within One Mile of the Project

Site Number	Resource Type
P-19-187085	Historic plaque for "Mojave Road"
P-19-188983	Historic transmission line from Boulder Dam to Los Angeles

The records search identified 13 previous studies conducted within one mile of the project and no studies within the project. As such, the property has not been previously surveyed, and no resources have ever been identified within the project parcel.

In addition, BFSA reviewed the following historic sources:

- The National Register of Historic Places Index
- The Office of Historic Preservation (OHP) Archaeological Determinations of Eligibility
- The OHP Built Environment Resources Directory
- The Bureau of Land Management General Land Office records
- 1894, 1897, and 1898 *Pomona* (15-minute) USGS map
- 1927 *Puente* (7.5-minute) USGS map
- 1953, 1966, 1982, and 2020 *Baldwin Park* (7.5-minute) USGS map
- Aerial photographs (1948 to 2023)

Based upon the historic maps and aerial photographs, structures appear on the property sometime between 1954 and 1964. These sources did not identify any other potential cultural resources within the property.

BFSA also requested an SLF search from the NAHC. The SLF search results were negative for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project. All correspondence is provided in Appendix C.

1.5 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Los Angeles County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in

demonstrating resource importance. Specifically, the criteria outlined in CEQA provide guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.5.1 California Environmental Quality Act

According to CEQA (§ 15064.5a), the term "historical resource" includes the following:

1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] SS5024.1, Title 14 CCR [California Code of Regulations]. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

    a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    b) Is associated with the lives of persons important in our past;
    c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    d) Has yielded, or may be likely to yield, information important in prehistory or history.

4) The fact that a resource is not listed on, or determined eligible for listing on, the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§ 15064.5b), a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
2) The significance of an historical resource is materially impaired when a project:

    a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion on, or eligibility for inclusion on, the CRHR; or
    b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
    c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a) but does meet the definition of a unique archaeological resource in Section 21083.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Sections 15064.5(d) and 15064.5(e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an initial study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
2) The requirements of CEQA and the Coastal Act.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is in eastern Los Angeles County. The scope of work for the cultural resources study conducted for the 5034 North Clydebank Avenue Project included a survey of the 8.55-acre project. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of a resource to address regional research topics and issues.

Although elementary resource evaluation programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the size and location of the project discussed above.

Research Questions:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of any located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do located sites compare to others reported from different surveys conducted in the area?
- How do located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

1) To identify cultural resources occurring within the project;
2) To determine, if possible, site type and function, context of the resource(s), and chronological placement of each cultural resource identified;
3) To place each cultural resource identified within a regional perspective; and
4) To provide recommendations for the treatment of each cultural resource identified.

3.0 FIELD SURVEY

The cultural resources study of the project consisted of an institutional records search and an intensive cultural resource survey of the entire 8.55-acre project. This study was conducted in conformance with Section 21083.2 of the California PRC and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (1995).

3.1 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. Under the direction of Principal Archaeologist Tracy A. Stropes, M.A., RPA, staff archaeologist Parker Sheriff conducted the intensive pedestrian survey on April 11, 2025. The field methodology employed for the project included walking evenly spaced survey transects set 15 meters apart, while visually inspecting the ground surface. The entire project was covered by the survey process and photographs were taken to document project conditions during the survey.

3.2 Results

Ground visibility during the survey was considered poor as it was hindered by existing buildings, hardscape, a large lawn and landscaping. The vegetation found within the project is completely landscaped and the open lawn appears maintained (Plates 3.2–1 and 3.2–2). The survey located historic structures within the project consisting of several buildings of a now closed elementary school first appearing on aerials in 1964 (Plates 3.2–3 and 3.2–4).



Plate 3.2–1: Overview of the project from the southwest corner, facing northeast.



Plate 3.2–2: Overview of the project from the southeast corner, facing northwest.



Plate 3.2–3: View of the front of the elementary school, facing southwest.



Plate 3.2–4: View of the school courtyard, facing north.

4.0 RECOMMENDATIONS

The cultural resources study for the 5034 North Clydebank Avenue Project was completed in accordance with County of Los Angeles environmental policies and CEQA regulatory requirements. The property was most recently the Alice M. Ellington Elementary school, which closed in June 2023 (CDE n.d.). The original school buildings first appear on the 1964 historic aerial photograph with some modular trailer additions visible on the 2004 aerial photograph. The original buildings are over 50 years old and therefore meet the minimum requirements to qualify as historic. As no previous study has been conducted on this property a historic structure evaluation is recommended.

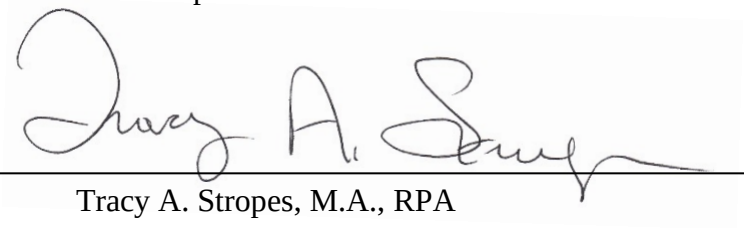
Based upon the results of this study, no further archaeological study or mitigation measures are recommended as a condition of permit approval. A copy of this report will be submitted to the SCCIC at CSU Fullerton.

5.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The cultural resources survey program for the 5034 North Clydebank Avenue Project was directed by Principal Investigator Tracy A. Stropes, M.A., RPA. The archaeological fieldwork was conducted by staff archaeologist Parker Sheriff. The report text was prepared by James Shrieve. Emily Soong conducted the records search at the SCCIC at CSU Fullerton and created the report graphics. Technical editing and report production was conducted by Payton Swanson.

6.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



May 13, 2025

Tracy A. Stropes, M.A., RPA — Date
Principal Archaeologist

7.0 REFERENCES CITED

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APPENDIX A

Qualifications of Key Personnel

Tracy A. Stropes, MA, RPA

Vice President of Cultural Resources/ Principal Archaeologist
BFSA Environmental Services, a Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • Email: tstropes@bfsa.perennialenv.com

Education

Master of Arts, Anthropology, San Diego State University, California **2007**

Bachelor of Science, Anthropology, University of California, Riverside **2000**

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Archaeological Institute of America
Association of Oregon Archaeologists

Experience

Vice President of Cultural Resources/Principal Archaeologist **March 2009–Present**
BFSA Environmental Services, a Perennial Company
Poway, California

Tracy A. Stropes has over 33 years of experience in cultural resource management, with experience in project management, report authorship, lithic analysis, laboratory management, Native American consultation, and technical report editing for numerous projects throughout the western United States. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and CEQA compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single-day site visit to multiple years. Mr. Stropes is a Registered Professional Archaeologist (RPA) and is on the list of archaeological consultants qualified to conduct archaeological investigations in the city and county of San Diego, county of Riverside, State of Oregon, State of Arizona, and on Arizona and California BLM lands. He has served as project archaeologist for hundreds of projects and composed data recovery and preservation programs for sites throughout the western United States for both CEQA- and NEPA-level compliance.

Archaeological Principal Investigator **June 2008–February 2009**
TRC Solutions **Irvine, California**

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, NRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist **June 2006–May 2008**
Archaeological Resource Analysts **Oceanside, California**

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist **September 1996–June 2006**
Gallegos & Associates **Carlsbad, California**

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

Project Archaeologist **September 1993–September 1996**
Macko Inc. **Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

Archaeological Field Technician **January 1993–September 1993**
Chambers Group Inc. **Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Archaeological Field Technician **May 1992–September 1992**
John Minch and Associates **San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Selected Reports/Papers

Principal Author

2023 A Section 106 (NHPA) Historic Resource Study for the Oak Creek Canyon Project, City of Wildomar, Riverside County, California. Prepared for Ambient Pacific OCC, LLC.

2023 A Section 106 (NHPA) Historic Resource Study for The Questhaven 76 Project, San Diego County, California (APNs 223-070-007, 223-070-008, and 223-080-046). Prepared for ColRich.

2023 A Phase I Cultural Resources Survey for the Bermuda Dunes Self Storage Project, PAR220053, Riverside County, California. Prepared for FAMA Dairy.

2023 A Cultural Resources Study for 4846 Pacifica Drive, City of San Diego. Prepared for Colliers International.

2023 A Section 106 (NHPA) Historical Resources Study for the Maison's Sierra Project, City of Lancaster, California (Tract No. 27099). Prepared for Ravello Holdings, Inc.

2023 Cultural Resource Survey and Evaluation Program for the Omni Hotel Driving Range/Parking Lot Project, City of Carlsbad, California. Prepared for TRT Holdings, Inc.

2022 A Class III Historic Resources Study for the Anna Avenue Project for Section 106 Compliance, City of San Diego, California. Prepared for John Smith Earthworks, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Grand Avenue Project, Riverside County, California (APN 379-060-005). Prepared for TriPointe Homes

2022 A Section 106 (NHPA) Historic Resources Study for the Boulder Springs North Project, Riverside County, California (TTMs 31243, 31244, and 31245; APNs 321-020-027, -028, -029, and -030 and 321-130-047 and -048). Prepared for KB Home.

2022 A Section 106 (NHPA) Historical Resources Study for the Alpine Rancho Palo Verde Project, San Diego County, California (SPL-219-00698-CJA). Prepared for Schindler Real Estate Services, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Cumming Ranch Project, San Diego County, California (APNs 282-010-08, -30, -34, and -43; 283-011-06; 283-021-01 and -02; 283-022-02; 283-041-25 and -26; and 283-051-01). Prepared for 805 Properties.

2021 A Section 106 (NHPA) Historic Resources Study for the Gatchell Road Project, San Diego County, California (Project No. 100203). Prepared for the National Park Service.

2021 A Section 106 (NHPA) Historic Resources Study for Site CA-SDI-11,934/H, San Diego County, California (APN 532-520-15). Prepared for the National Park Service.

2021 A Section 106 (NHPA) Historical Resources Study for the Renaissance Ranch Project, Riverside County, California (SPL-2004-01431-JPL). Prepared for Richland Developers, Inc.

2021 A Phase I Cultural Resource Survey for the Coppel Remodel & Addition Project, La Jolla, California. Prepared for Marengo Morton Architects, Inc.

2021 A Section 106 (NHPA) Historic Resources Study for CAB-20-1, San Diego County, California (APN 532-520-15). Prepared for the National Park Service.

2021 Cultural Resources Study for 7951 Paseo Del Ocaso, La Jolla, California. Prepared for Aidlin Darling Design.

2021 Cultural Resources Study for the Secret Hills Ranch Project, San Diego County, California (PDS2020-LDGRMJ-30253, APN 520-060-18)

2021 Cultural Resources Study for the UCLA Cedar Suites and Willow Creek Staff Housing Project, Lake Arrowhead, San Bernardino County, California. Prepared for T&B Planning, Inc.

2021 A Section 106 (NHPA) Historic Resources Study for CA-SDI-13,884, San Diego County, California (APN 532-520-13). Prepared for the National Park Service.

2021 A Cultural Resources Study for the UCLA Glamping Facility Project, Lake Arrowhead, San Bernardino County, California. Prepared for UCLA Capital Programs.

2021 Archaeological Test Results for 2596 Chalcedony Street, San Diego, California. Prepared for Colliers International.

2021 Cultural Resources Study for the 12247 Elliott Avenue Project, Los Angeles County, California. Prepared for EPD Solutions.

2021 A Section 106 (NHPA) Historic Resources Study for the Roquet Ranch Project, City of Colton, San Bernardino County, California (Tentative Tract Map No. 19983; APNs 116-701-101, -102, 116-702-101, -105, -121, -122, -123, and 116-703-118). Prepared for Sunmeadows, LLC.

2020 A Section 106 (NHPA) Historical Resources Study for the Ocean Breeze Ranch Project, Bonsall, San Diego County, California (SPL-2020-00176). Prepared for Ocean Breeze Ranch, LLC.

2020 Cultural Resource Monitoring Report for the Encinitas Beach Hotel Project, Encinitas, California. Prepared for JMI Realty, LLC

2020 A Section 106 (NHPA) Historic Resources Study for the Pacifica Estates Project, Fallbrook, San Diego County, California. Prepared for Jose Islas.

2020 A Section 106 (NHPA) Historic Resources Study for the Hidden Valley Ranch Project, SPL-2004-01124, City of Poway, California. Prepared for Barbara Malone.

2020 A Section 106 (NHPA) Historic Resource Study for The Farms in Poway Project, Poway, San Diego County, California (APNs 273-110-070, -080, and -180). Prepared for Kevin McNamara.

2020 A Phase I and II Cultural Resources Assessment for the Hansen Lot Split Project, TPM 37655, Riverside County, California. Prepared for Forest Hansen.

2020 Cultural Resources Study for the West Coast Cold Storage Project, City of Jurupa Valley, County of Riverside (APNs 178-140-010 and -018). Prepared for

2020 Cultural Resources Study for the 340 East Bradley Avenue Project, San Diego County, California (PDS2021-LDGRMJ-30346). Prepared for A N1-Mart, LLC.

2019 Archaeological Monitoring Report for the Atwell Phase 1A Project (formerly Butterfield Specific Plan), City of Banning, Riverside County, California. Prepared for Pardee Homes.

2019 A Cultural Resource Assessment for the Glen Circle Project, Poway, California. Prepared for MDD Homes.

2019 Cultural Resources Survey for the Highlands at Warner Springs and Off-Site Fire Access Road Project, Warner Springs, San Diego County, California. Prepared for Warner Springs Estates, LLC.

2019 A Cultural Resources Assessment for the 8801 East Marginal Way Project, City of Tukwila, King County, Washington. Prepared for CenterPoint Properties Trust.

2019 Cultural Resource Monitoring Report for the 7980 Park Village Road Emergency Repair Project, San Diego, California. Prepared for Orion Construction Corporation.

2019 Mitigation Monitoring and Reporting Program for the Harmony Grove Village, San Diego County, California. Prepared for Lennar – San Diego Division.

2019 Cultural Resource Monitoring Report for the Price-Cohen Residence Project, 2045 Lowry Place, La Jolla, California 92037. Prepared for Lena Price and Thomas Cohen.

2019 A Section 106 (NHPA) Historic Resources Study for the Melrose Drive Widening Project, City of Oceanside, California. Prepared for California West Communities.

2019 A Cultural Resources Study for the Majestic Chino Heritage Project, City of Chino, San Bernardino County, California. Prepared for T&B Planning, Inc.

2019 Cultural Resources Study for the Ocean Breeze Ranch Project, Bonsall, San Diego County, California. Prepared for Ocean Breeze Ranch, LLC.

2019 Mitigation Monitoring and Reporting Program for the Arthofer Residence Project, 1890 Viking Way, La Jolla, California. Prepared for Frank and Sharon Arthofer.

2019 A Phase I and II Cultural Resources Assessment for the Greentree Ranch Project, Riverside County, California. Prepared for T&B Planning, Inc.

2018 A Section 106 (NHPA) Historic Resources Study for the Escondido Country Club Project, SPL-2018-00135-CJA, City of Escondido, California. Prepared for New Urban West, Inc.

2018 A Phase I Cultural Resources Study for the North County Plaza Project, Carlsbad, California. Prepared for Planning Systems, Inc.

2018 Cultural Resources Addendum Report for the Ivey Palms Project, Thousand Palms, Riverside, California. Prepared for T&B Planning, Inc.

2017 Cultural Resource Monitoring Report for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037. Prepared for Steve and Lisa Altman.

2017 Cultural Resources Study for the Escondido Country Club Project, City of Escondido, California. Prepared for New Urban West, Inc.

2017 A Class III Archaeological Study for the Tract 28859 Project for Section 106 Compliance. Prepared for Menifee 28859, LLC.

2016 A Section 106 (NHPA) Historic Resources Study for the Lake Ranch Project, TR 36730, Riverside County, California.

2016 Mitigation Monitoring and Reporting Program for the Imperial Beach Bikeway Village Project, 536 13th Street and 535 Florence Street, Imperial Beach, California. Prepared for Bikeway Village, LLC.

2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California. Prepared for Shea Homes.

2015 A Class III Historic Resource Study for the Miramar Clearwell Improvements Project, San Diego, California. Prepared for Global Environmental Permitting, Inc.

2015 A Class III Historic Resource Study for the College Boulevard Project, Carlsbad, California. Prepared for Bent West, LLC.

2015 A Class III Archaeological Study for the Parkside Project for Section 106 Compliance, Riverside County, California. Prepared for Lennar Corporation.

2015 A Cultural Resource Assessment for the Zhao Residence Project, Poway, California (275-240-66). Prepared for Pacific Sotheby's International Realty.

2014 Phase I Cultural Resources Survey for the Utah Trail Project, County of San Bernardino, California (APNs 621-281-22 through 621-281-25). Prepared for Ecos Energy, LLC.

2014 Phase I Archaeological Assessment for the Sky Canyon Project (PP25309), Riverside County, California. Prepared for Rocky Snider California Project Management Office.

2014 Phase I Cultural Resources Survey for the Shoshone Valley Road Project, County of San Bernardino, California (APNs 613-233-01, -02, -03, -04, -27, -28, -29, and -30). Prepared for Ecos Energy, LLC.

2014 Phase I Cultural Resources Survey for the Nuevo 055 Project, Community of Nuevo, County of Riverside. Prepared for Ecos Energy, LLC.

2014 A Phase I Cultural Resource Study for the Bourgeoios Project, Poway, California. Prepared for Bill Yen & Associates, Inc.

2014 A Cultural Resources Survey for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California. Prepared for Zephyr Partners.

2014 Cultural Resource Monitoring Report for the Sewer Group 723 Project, San Diego, California. Prepared for
Ortiz Corporation.

2013 A Phase I Cultural Resource Study for the Rogers Tierra Bonita Project, Poway, California. Prepared for John D. Fitch & Associates.

2013 A Cultural Resource Assessment Update for the Girard Townhome Project, TR 35477, Riverside County, California. Prepared for G8 Development, Inc.

2013 Phase I Archaeological Assessment for the Ridge Park Project, City of Temecula, California. Prepared for Ambient Communities.

2013 A Phase I and Phase II Cultural Resource Study for the Citrus Heights/Fairway Drive Project, Riverside County, California. Prepared for CV Communities.

2013 Phase I Archaeological Assessment for the Bixby Highgrove Project (TTM 36437), Riverside County, California. Prepared for T&B Planning, Inc.

2013 A Class III Cultural Resources Study for the Ramona Ranch Affordable Housing Project for Section 106 Compliance, San Diego County, California. Prepared for AMCAL Multi-Housing, Inc.

2013 Phase I Archaeological Assessment for the Yates Road Project (TTM 36437), Riverside County, California. Prepared for CV Communities, LLC.

2013 A Cultural Resources Survey and Evaluation Program for the Warner Ranch Project, San Diego County, California. Prepared for HP Warner Ranch, LP.

2013 A Phase I Cultural Resource Assessment for TPM 36585, Riverside County, California. Prepared for GF Real Estate Services.

2013 A Class III Cultural Resources Study for TR 31597 and TR 32627, Riverside County, California. Prepared for Standard Pacific Homes.

2013 Phase I Cultural Resources Survey for the Sunny Cal Project, City of Beaumont, County of Riverside. Prepared for CV Communities, LLC.

2013 A Class III Cultural Resources Study for The Sierra Bella Project for Section 106 Compliance, Riverside County, California. Prepared for Forestar Corona, LLC.

2013 A Class III Cultural Resources Study for the Moosa Creek Mitigation Bank Project. Prepared for a Creek LLC.

2013 Archaeological Survey of the Rohmiller Residence for a Bulletin 560 Permit Application, 2350 Calle De La Garza, La Jolla, California 92037 (APN 346-180-22). Prepared for Architect Mark D. Lyon, Inc.

2013 Cultural Resources Survey and Evaluation Program for the Oak Creek Project, City of Escondido, California. Prepared for New Urban West, Inc.

2013 Phase I Cultural Resources Survey for the Hope Harbor Project, Riverside County, California. Prepared for Medhat Rofael.

2013 Archaeological Survey of the Liske Residence, La Jolla, California. Prepared for ECEGC Inc.

2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps Nos. 36484 and 36485, Audie Murphy Ranch. Prepared for Brookfield Residential.

2013 A Phase I Cultural Resources Study For the 401 West Ash Street Project San Diego, California. Prepared for PierPoint Legacy Holdings, LLC.

2013 Cultural Resource Test Plan for the Ten on Columbia Project, San Diego, California. Prepared for InDev, Inc.

2013 Phase I Cultural Resources Survey for the Washington Avenue Project, City of Murrieta, California. Prepared for Coastal Land Solutions.

2012 Phase I Cultural Resources Survey for the Wildomar 23 Project, Riverside County, California. Prepared for Lennar.

2012 A Class III Cultural Resources Study for the USGS Creepmeter Project. Prepared for Bureau of Land Management, El Centro Office.

2012 Mitigation Monitoring Report for the for the Johnston Residence Project, La Jolla, California. Prepared for Heather Johnston.

2012 A Phase I Cultural Resource Study for the Howell Residence Project, Poway, California. Prepared for Cal Howell.

2012 Cultural Resource Monitoring Report for the Sewer and Water Group 799 Project. Prepared for Burtech Pipeline.

2012 A Phase I Cultural Resources Study For the Villa Hermosa Project San Diego, California. Prepared for David Chow.

2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California. Prepared for Landmark Engineering.

2012 A Phase I Cultural Resource Study for the El Camino Real Widening Project, Carlsbad, California. Prepared for Planning Systems.

2012 A Phase I Cultural Resource Study for the Encore Trust Project, La Jolla, California. Prepared for Metcalf Development and Consulting.

2012 A Phase I Cultural Resource Study for the Andres Residence Project, La Jolla, California. Prepared for Engineering Design Group.

2012 Phase I Cultural Resources Survey for the Diamond Springs Project, Riverside County, California. Prepared for Benjamin J. Stables III, B 3 Consulting.

2012 A Phase I Cultural Resource Study for the ActivCare at Mission Bay Project, San Diego, California. Prepared for ActivCare Living, Inc.

2012 Mitigation Monitoring Report for the Water Group 790 Project, City of San Diego, California. Prepared for Orion Construction Corporation.

2012 Results of the Mitigation Monitoring Program for the Mission Brewery Villas Project, City of San Diego, California. Prepared for Eilar Associates, Inc.

2012 Cultural Resource Monitoring Report for the Gatto Residence Project, La Jolla, California. Prepared for Marengo Morton Architects Inc.

2012 Cultural Resource Monitoring Report for the Sunset Cliffs Trunk Sewer Project, City of San Diego, California. Prepared for KTA Construction.

2012 Mitigation Monitoring Report for the Sewer Group 682M Project, City of San Diego, California. Prepared for BRH Garver.

2012 Cultural Resource Monitoring Report for the Pelberg Residence Project, City of San Diego, California. Prepared for Linda and Art Pelberg.

2012 Cultural Resource Monitoring Report for the Rose Creek Bikeway Bridge Project, City of San Diego, California. Prepared for Flatiron West, Inc.

2011 Mitigation Monitoring Report for the South Mission Valley Trunk Sewer Project, City of San Diego, California. Prepared for HPS Mechanical, Inc.

2011 A Class III Cultural Resources Study for the La Dama de Oro Project, San Bernardino County, California. Prepared for Mohave Gold Mining & Exploration, Inc.

2011 Mitigation Monitoring Report for the Jacobs Health Care Facility Project, City of San Diego, California. Prepared for Jacobs Health Care, LLC.

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APPENDIX B

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX C

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

ASSOCIATED SOILS ENGINEERING, INC.
Consulting Geotechnical Engineers

REPORT OF GEOTECHNICAL INVESTIGATION

Proposed New Residential Development

5034 N. Clydebank Avenue, Covina

Tract No. 84788, Los Angeles County, California

Prepared For:

Covina BERC, LLC
550 N. Larchmont Blvd., Ste. 201
Los Angeles, California, 90004

Project No. 7211.24 **May 29, 2025**

2860 Walnut Avenue, Signal Hill CA 90755 * Tel: (562) 426-7990 * Fax: (562) 426-1842

ASSOCIATED
ASE
SOILS ENGINEERING, INC.
Consulting Geotechnical Engineers

May 29, 2025
Project No. 7211.24

Covina BERC, LLC
550 N. Larchmont Blvd., Ste. 201
Los Angeles, California, 90004

Attention: Mr. Zachary Nordby

Subject: **REPORT OF GEOTECHNICAL INVESTIGATION**
Proposed New Residential Development
5034 North Clydebank Avenue, Covina
Tentative Tract 84788, Los Angeles County

Ladies and Gentlemen:

Presented herewith is the Report of Geotechnical Investigation (the Soils Report) prepared by Associated Soils Engineering, Inc. (ASE) for the proposed new residential development consisting of 104 single-family homes (the "Residences") on Tentative Tract No. 84788 in an unincorporated area of Covina, Los Angeles County, California (the "Site").

The subject geotechnical investigation was planned and performed based on the relevant development information provided by your office. The undated 40-scale Site Plan prepared by United Civil, Inc. served as the base for our Geotechnical Map, which is included with the report (Plate A).

The purpose of this study was to evaluate the subsurface soils conditions at the Site, followed by assessment of site geologic/seismic hazards, performance of engineering analyses, and formulation/assembly of recommendations for the geotechnical design and construction pertinent to the Residences. In addition, ASE also performed field percolation testing required for the planned on-site Low Impact Development (LID) stormwater dispersal system design and installation.

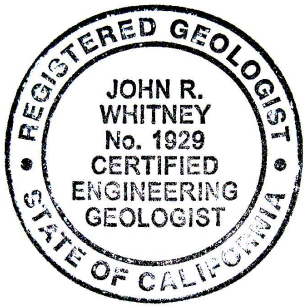
Associated Soils Engineering, Inc. (ASE) finds the subject site to be safe from hazard of landslide, settlement or slippage and that the proposed grading and construction will not have an adverse effect on the geotechnical stability of the area outside of the proposed work. ASE's study has also concluded that construction of the Residences is geotechnically feasible provided that the recommendations and design guidelines with respect to ground preparation and foundation construction presented in the Soils Report are incorporated in the project plans and design, and implemented during construction. This Soils Report also presents 1) the findings of the geotechnical field investigation, 2) the summary of potential geological/seismic hazard assessment, 3) the results of laboratory tests performed, and 4) the measured percolation/infiltration rates of site soils.

We at ASE appreciate the opportunity to provide our professional services on this important project, and look forward to assisting you during the construction phase of the Residences.

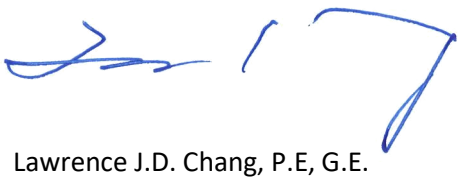
If you have any questions or require additional information, please contact the undersigned.

Respectfully submitted,
ASSOCIATED SOILS ENGINEERING, INC.





John R. Whitney, P.G.
Engineering Geologist, CEG 1929





Lawrence J.D. Chang, P.E, G.E.
Geotechnical Engineer, RGE 2881

JRW/LC:jw

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TABLE OF CONTENTS

Section **Page**

1.0 INTRODUCTION **1**

1.1 Project Outline **1**

1.1.1 Building/Development Concepts 1
1.1.2 Structural Loading for Geotechnical Analyses 1

1.2 Scope of Exploration **1**

2.0 SITE AND SUBSURFACE CONDITIONS **3**

2.1 Location, Boundary Conditions and Existing Development **3**
2.2 Subsurface Conditions **3**

2.2.1 Artificial Fill..... 3
2.2.2 Quaternary Alluvial Gravel and Sand Deposits (Qa) 3

2.3 Groundwater and Caving **4**
2.4 Utilities **4**

3.0 FAULTING AND SEISMICITY **4**

3.1 Deterministic Analysis **5**
3.2 Probabilistic Analysis **5**
3.3 2022 CBC Seismic Design Parameters **6**

4.0 GEOLOGIC HAZARDS **7**

4.1 Surface Fault Rupture and Ground Shaking **7**
4.2 Seismic Hazards **8**

4.2.1 Liquefaction..... 8
4.2.2 Earthquake-Induced Landslides 8
4.2.3 Seismic Settlements..... 8
4.2.5 Lateral Spreading 9
4.2.6 Tsunamis and Seiches 9
4.2.7 Flood Hazards..... 9

5.0 GEOTECHNICAL CONSIDERATIONS AND RECOMMENDATIONS **9**

5.1 Site Preparation **10**

5.1.1 Existing Improvements 10
5.1.2 Surface Vegetation 10
5.1.3 Underground Utilities 10

TABLE OF CONTENTS – continued

Section **Page**

5.2 Site Grading 11

5.2.1 Undocumented Fill/Disturbed Native Soils 11
5.2.2 Expansive Soils 11
5.2.3 Remedial Grading 12
5.2.4 Temporary Excavation 13

a) Temporary Sloping 13
b) Temporary Shoring 13

5.2.5 Exterior Slab-on-Grade/Flatwork/Hardscape/Pavement Subgrade Preparation 14
5.2.6 New Fills for Grade Alteration 14
5.2.7 Suitable Soils and Imported Soils 14
5.2.8 Backfilling and Compaction Requirements 15
5.2.9 Bulking and Shrinking of Site Soils during Grading 15
5.2.10 Tests and Observations 16

5.3 Foundation Design 16

5.3.1 Conventional Shallow Footing Foundation 16

a) Minimum Footing Dimension and Reinforcement 16
b) Allowable Soils Bearing Capacity 17
c) Lateral Resistance 17
d) Static Settlements 17

5.3.2 Retaining Walls 18
5.3.3 Footing/Foundation Observation 19

5.4 Slabs-On-Grade 20
5.5 Asphaltic Concrete (AC) Flexural Pavement Design 20
5.6 Portland Cement Concrete (PCC) Pavements 21
5.7 Site Drainage 22
5.8 Soil Corrosivity Evaluation 23

5.8.1 Concrete Corrosion 23
5.8.2 Metal Corrosion 23

5.9 Utility Trenches 24
5.10 Plan Review, Observations and Testing 25

6.0 FIELD PERCOLATION TEST DATA 25

7.0 SECTION 111 STATEMENT 26

8.0 CLOSURE 26

TABLE OF CONTENTS – continued

Section **Page**

APPENDIX A 28

Site Exploration 28

Plate A	Geotechnical Map
Plates B-1 through B-5	Field Logs of Boring
Plates B-P1 and B-P2	Field Logs of Percolation Boring
Exhibit 1	United Soils Classification System and Symbols of Soil Samples

Laboratory Tests..... 29

Moisture Content and Density Tests 29
Consolidation Test 29
Direct Shear Tests 29
Grain Size Analyses 29
Expansion Tests 29
Maximum Dry Density/Optimum Moisture Content Tests 30
Soil Corrosivity Tests 30
R-Value Test 30

Plate C-1	Consolidation Test Results
Plates D-1 through D-6	Direct Shear Test Results
Plate G-1	Particle Size Analysis Test Results
Plates H-1 and H-2	Field Percolation Data Sheet

APPENDIX B - SITE FAULTING/SEISMICITY DATA

Plates I-1 and I-2	EQFAULT – Deterministic Estimation of Peak Acceleration from Digitized Faults
Plate LP-1	Calculations of Lateral Earth Pressure Values

APPENDIX C – LIST OF REFERENCES

FIGURES

Figure 1	Site Location Map
Figure 2	Local Geologic Map
Figure 3	Local Seismic Hazard Map
Figure 4	National Flood Hazard Layer FIRMette
Figure 5	Nearby Building Surcharge Consideration and Retaining Wall Drainage Details

1.0 INTRODUCTION

This Soils Report presents the results of ASE's geotechnical investigation for the proposed new residential development consisting of 104 single-family homes (the "Residences"). The approximate 8.5-acre property is located at 5034 North Clydebank Avenue, Covina, on the site of the former Ellington Elementary School in an unincorporated area Los Angeles County, California (the Site). The approximate location of the Site is shown on the Site Location Map (Figure 1). The purpose of this investigation was to evaluate the general subsurface soil conditions at the Site and provide geotechnical recommendations for the design and construction of the Residences. This Soils Report presents the summary of ASE's collected data, and the results of engineering evaluations/analyses, which provide the basis for the formulating geotechnical conclusions and recommendations.

1.1 Project Outline

The following provided information is understood to be applicable to the subject project at the time of preparation of this Soils Report.

1.1.1 Building/Development Concepts:

Based on the information provided, ASE understands that the Site will be graded for 104 residential building pads and access drives. Site grading will entail typical cut and fill techniques with less than 2 feet of cut and with less than 2 feet of fill planned. Cut and fill slopes appear to be planned at a maximum height less than 3 feet at gradients no steeper than 2:1 (horizontal:vertical).

The Residences will consist of one and two-story wood frame, stucco and masonry construction, with interior slabs-on-grade. Appurtenant improvements will likely include the associated utility connections, landscaping, hardscaping, and site walls.

1.1.2 Structural Loading for Geotechnical Analyses:

For geotechnical evaluation purposes, ASE assumed that the Residences will be supported by isolated pad footings with maximum concentrated column load (D + L) on the order of 40 kips, and by continuous spread footings with maximum line load (D + L) of approximately 3,000 pounds per linear foot. Tolerable total and differential settlements resulted from the aforementioned structural loadings on the order of one (1) inch and 1/4 inch over a 30-foot distance, respectively, have also been assumed by ASE.

1.2 Scope of Exploration

In accomplishing the subject investigation, ASE's staff had performed the following geotechnical tasks:



ASSOCIATED SOILS ENGINEERING, INC.
Consulting Geotechnical Engineers

Associated Soils Engineering, Inc.

2860 Walnut Avenue

Signal Hill, CA 90755

Tel (562) 426-7990 Fax (562) 426-1842

Site Location Map

Proj. Name:	**Proposed Residential Development 5034 N. Clydebank Ave. Covina, CA**
Figure 1	Proj. No.: **7211.24**
	Date: **May, 2025**

A. Review of readily available background information, including in-house geotechnical data, geotechnical literature, geologic maps, and seismic hazard maps.

B. A geotechnical site reconnaissance to observe the general surficial soil conditions at the Site and to select and mark test pit and boring locations, followed by notification to Underground Service Alert of the planned site exploration activities 72-hours prior to field exploration.

C. Field exploration consisting of and drilling five (5) exploratory borings to depths ranging from 4 feet to 19 feet below respective existing grades. ASE staff logged and sampled representative soils encountered in each test pit and exploratory boring. Locations of the test pits and exploratory borings on site are shown on Plate A in Appendix A.

D. Field percolation testing at two (2) pre-selected percolation boring locations to measure the infiltration rate of site soils for planning and design of stormwater Low Impact Development (LID) system.

E. Laboratory testing on retrieved representative soil samples for classification and for determination of pertinent engineering properties.

F. Engineering analyses of data obtained from literature review, the site and laboratory testing covering the following aspects:

- Evaluation of general subsurface conditions and description of types, distribution, and engineering characteristics of subsurface materials.
- Assessment of geologic/seismic hazards based on the pertinent criteria required by the California Geological Survey (CGS).
- Determination of the seismic design parameters in accordance with Chapters 16 and 18 of the California Building Code, 2022 Edition (2022 CBC; Reference 12).
- Evaluation of the suitability/competency of on-site soils for foundation support and formulation of qualification and placement criteria for suitable fill material.
- Recommendations for site remedial grading and subgrade preparation for the Residences.
- Recommendations for subgrade preparation and design parameters for slab-on-grade, flatwork, and asphaltic concrete (AC) and Portland cement concrete (PCC) pavement support.
- Recommendation for shallow conventional footing foundations, including minimum dimensions, allowable bearing capacity, estimated settlement, and lateral resistance.
- Recommendations for temporary excavation, shoring and permanent retaining walls.
- Evaluation of the corrosion and expansion potential of the on-site materials.

G. Preparation of this Soils Report presenting the work performed and data acquired, as well as summarizing our conclusions and geotechnical recommendations for site grading design and

construction with regard to the Residences. The calculated design percolation rate is also presented in the Soils Report.

Please note that ASE's geotechnical investigation did not include any evaluation or assessment of hazardous or toxic materials which may or may not exist on or beneath the site. ASE does not consult in the field of potential site contamination/mitigation.

2.0 SITE AND SUBSURFACE CONDITIONS

2.1 Location, Boundary Conditions and Existing Development

The approximately 8.5-acre roughly triangular-shaped property is the site of the former Ellington Elementary School which closed in June of 2023. The Site is located in a residential neighborhood and is bounded on the east by Aspan Avenue, on the south by Tudor Street, and on the west by Clydebank Avenue. The Site is relatively flat with current ground elevations ranging from approximately 475 feet above mean sea level near the north corner to approximately 467 feet above sea level near the southwest corner. A parking lot, school buildings and asphalt paved playground are located in the north portion of the Site with a grass playing field to the south. A chain link fence exists on the majority of the Site's perimeter. Trees are scattered throughout the property.

2.2 Subsurface Conditions

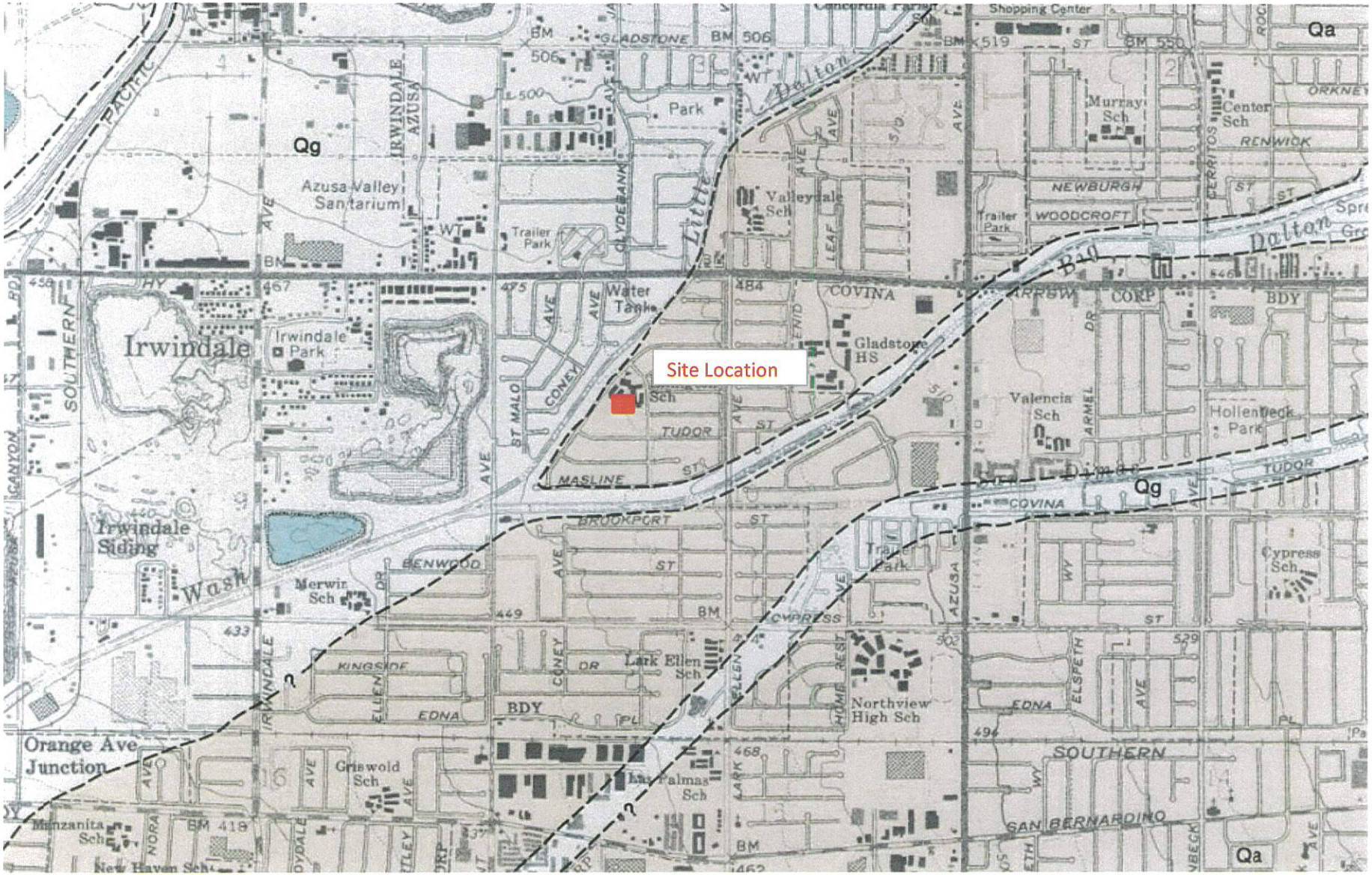
2.2.1 Artificial Fill:

While artificial fill materials were not encountered in any of ASE's borings, artificial fill deposits are anticipated to be encountered in other areas on the Site. If encountered, this artificial fill material is considered unsuitable for foundation support if no documentation substantiating prior engineering/compactive efforts is available. ASE's representatives should be on site during grading to identify and delineate the existence and extent of artificial fill. Additional recommendations with regard to the removal and/or re-engineering of the identified artificial fill will be assessed and provided by ASE's geotechnical engineer/geologist.

2.2.2 Quaternary Alluvial Gravel and Sand Deposits (Qa):

The Site is situated upgradient of the confluence of the Little Dalton Wash, Big Dalton Wash and San Dimas Wash that, prior to channelization, have deposited alluvial fan gravels, sands and silts originating from the San Gabriel Mountains across the Site. Soils encountered on site were found to predominantly consist of silt, sand and clay with gravel. Figure 2, Local Geologic Map, excerpted from Reference 4, shows geologic material distribution in the Site vicinity.

More detailed descriptions of soils encountered and conditions observed during the subsurface exploration are shown in the Field Logs of Boring and Field Logs of Percolation Boring in Appendix A, together with



(Partial Extract of the Geologic Map of El Monte and Baldwin Park, California, Dibblee Geological Foundation, Thomas W. Dibblee, Jr., 1999)

LEGEND

- Approximate Site Location
- Qg — gravel and sand of major
- Qa — alluvial gravel, sand and silt, of valleys and floodplains

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Project:	**Proposed Residential Development 5034 N. Clydebank Ave. Covina, CA**		
Figure 2	**Local Geologic Map**		
Proj. No.:	**7211.24**	Date:	**May, 2025**

information including soil classifications, depths and types of soil samples, and corresponding laboratory tests performed.

Please note that the subsurface soils descriptions presented above have been interpreted from conditions exposed during the field investigation and/or information inferred from the reviewed geologic literature. As such, it is likely that not all of the subsurface conditions at the Site could be captured or represented. It is therefore essential that the Geotechnical Consultant's engineer or geologist be on site during grading and foundation construction such that information/recommendations deciphered during preliminary geotechnical investigation phase could be verified and, if necessary, amended as appropriate.

2.3 Groundwater and Caving

Groundwater was not encountered in any of ASE's borings and test pits to the maximum explored depth of 26.5 feet (i.e., Boring B-1). Published groundwater data in the Seismic Hazard Report for the Baldwin Park Quadrangle (Reference 5) indicates that the historic high groundwater level in the Site vicinity is more than 150 feet deep from the Site's surface. Groundwater is not expected to be encountered during site grading nor impact the proposed development; however, seasonal and long-term fluctuations in the groundwater may occur as a result of variations in subsurface conditions, rainfall, run-off conditions and other factors. Therefore, variations from our observations may occur, as ASE's exploratory borings were not performed for long-term groundwater monitoring purpose.

2.4 Utilities

No overhead or underground utilities were encountered or disturbed during the course of ASE's on-site exploration. However, overhead and underground utilities provide service to the existing site structures, and are along the Site perimeters to the east. Other utilities, though not known at the time of this report preparation, may be present on site, and should be located and incorporated into site development plans accordingly.

3.0 FAULTING AND SEISMICITY

Covina, like the rest of southern California, is located within a seismically active region as a result of being located near the active margin between the North American and Pacific tectonic plates. The principal source of seismic activity is movement along the northwest-trending regional faults such as the San Andreas, Newport-Inglewood, Whittier-Elsinore and Sierra Madre fault zones.

By the definition of CGS, an active fault is one which has had surface displacement within the Holocene Epoch (roughly the last 11,000 years). The CGS has defined a potentially active fault as any fault which has been active during the Quaternary Period (approximately the last 1,600,000 years). These definitions are used in delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazard Zones Act of

1972 and as subsequently revised in 1997 as the Alquist-Priolo Earthquake Fault Zoning Act and Earthquake Fault Zones. The intent of the act is to require fault investigations on sites located within Special Studies Zones to preclude new construction of certain inhabited structures across the trace of active faults. The subject Site is not located within the Alquist-Priolo Earthquake Fault Zone. No evidence of active or potentially active faulting was observed during our investigation.

Several sources were researched for information pertaining to site seismicity. The majority of data was obtained from the program, EQFAULT, by Blake (2000) that allows for an estimation of peak horizontal ground acceleration (PGA) using a data file of approximately 150 digitized California faults. This program compiles information including the dominant type of faulting within a particular region, the maximum earthquake magnitude each fault is capable of generating, the estimated slip-rate for each fault, and the approximate location of the fault trace. Printouts of the Site fault search within a 100 km-radius from the Site are shown on Plates I-1 and I-2 in Appendix B.

3.1 Deterministic Analysis

The Site is likely to be subject to strong seismic ground shaking during the life of the project. Based on the referenced literature and deterministic analysis performed with the EQFAULT software, the Sierra Madre Fault, approximately 3.4 miles (5.4 km) from the Site, would probably generate the most severe site ground motions. A Maximum Probable Earthquake (MPE), i.e., the maximum earthquake that is considered likely to occur during a 100-year time interval, of 7.2 Mw (moment magnitude as per USGS) has been assessed along the Sierra Madre Fault. As shown on Plate I-2 in Appendix B, the estimated PGA resulting from an MPE event on the Sierra Madre Fault is on the order of 0.548g should this event occur at the fault's closest distance to the Site. Other nearby active faults include the San Jose Fault and the Raymond Fault, located approximately 4.8 miles (7.8 km) and 5.7 miles (9.2 km) away, respectively. In sum, approximately 42 active or potentially active faults have been found within 62 miles (100 km) of the Site.

3.2 Probabilistic Analysis

The seismicity of the Site was evaluated utilizing probabilistic analysis available from USGS Unified Hazard Tool (https://earthquake.usgs.gov/hazards/interactive/). The Maximum Probable Earthquake (MPE) and the Maximum Considered Earthquake (MCE) carry 10 percent and 2 percent exceedance probabilities, respectively, in 50 years have been considered. Based on a typical damping ratio of 5% and a V_s^{30} value of 259 m/sec, corresponding with Site Class "D", nearest to the inferred V_s^{30} value of 293.5 m/sec from the "Set Site Parameters for Web Services" function as part of the "Hazard Spectrum Calculator (Local)" application available from the "OPENSHA" website, three spectral acceleration values representing peak ground acceleration (PGA), spectral acceleration for structural period of 0.2 second (Sa – 0.2 sec; typical of low-rise buildings) and spectral acceleration for structural period of 1.0 second (Sa – 1.0 sec; typical of multi-story buildings) have been analyzed and are tabulated on next page.

Seismic Acceleration Values from USGS's Unified Hazard Tool [3]						
Latitude	Longitude	Inferred V_s^{30} (m/sec)	Scenario	Acceleration (g)		
				PGA	Sa – 0.2 sec	Sa – 1.0 sec
N 34.1035°	W 117.9205°	293.5	MPE [1]	0.4569	1.0705	0.6668
			MCE [2]	0.7699	1.7303	1.2990

1. MPE scenario carries a 10% exceedance probability in 50 years.
2. MCE scenario carries a 2% exceedance probability in 50 years.
3. Edition: Dynamic- Conterminous U.S. 2014 (update) (Unknown)

3.3 2022 CBC Seismic Design Parameters

The earthquake design requirements listed in 2022 CBC and other governing standards account for faults classified as "active", in accordance with the most recent fault listing as per the United States Geological Survey (USGS) or the CGS. The seismic design of the proposed structures should be implemented in accordance with the applicable provisions stipulated in 2022 CBC unless otherwise specified by the governing authority having jurisdiction over the project. The 2022 CBC seismic design criteria for the Site based on a Site Class of "D", determined based on the inferred V_s^{30} value of 293.5 m/sec discussed in Section 3.2 above and the criteria stipulated in Table 20.3-1 of ASCE 7-16, a Risk Category II and a scenario of Risk-Targeted Maximum Considered Earthquake (MCE_R) that carries a 2% exceedance probability in 50 years had been determined utilizing the "ASCE Hazard Tool" web-application (https://ascehazardtool.org/) and the criteria stipulated in Chapters 11 and 12 of 2022 CBC, including Supplements 1 and 3. Summaries of the seismic coefficients for the Site are tabulated on the next page.

Please note, seismic design parameters for Site Classes "D", "E", and "F" should be obtained from site-specific seismic hazard analysis unless exceptions stipulated in Section 11.4.8 of ASCE 7-16 are invoked. The values listed in the table on next page reflect invocation of such exceptions (see Footnotes c and d beneath the said table). Please note that, as S_1 value is greater than 0.2, should the exception per Item 1 in Section 11.4.8 of ASCE 7-16, Supplement 3 be applied, a 50% increase on the S_{M1} value derived from Equation 11.4-2 of ASCE 7-16 (or Equation 16-21 of 2022 CBC) is required. The increased S_{M1} value should then serve as the basis for the derivation of SD1 value for structural design. Please note that the S_{M1} and S_{D1} values listed in the table on next page do not reflect such 50% increase. If the structural design of the Residence cannot be supported by the invoked exceptions, the Geotechnical Consultant should be contacted for performing additional, site-specific seismic hazard analysis such that values of site-specific design parameters could be established.

Please also note that conformance to the 2022 CBC seismic design criteria does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not take place during the occurrence of a MCE_R event. The primary goal of seismic design is to protect life and not to avoid all damage, since such design may be economically prohibitive. Following a major earthquake, a building may

be damaged beyond repair, yet not collapse. The Structural Consultant should review the pertinent parameters to evaluate the seismic design.

2022 CBC SEISMIC DESIGN PARAMETERS					
Site Latitude:	N 34.1035°	**Site Longitude:**	W 117.9205°	**Risk Category** [a]	II

Seismic Parameter	Recommended Value
Site Class [b]	D
Soil Profile Name [b]	Stiff Soil
Site Coefficient, Fa [c]	1.0
Site Coefficient, Fv [d]	1.7
0.2-Second Spectral Response Acceleration, S_S [e]	1.653g
1.0-Second Spectral Response Acceleration, S_1 [f]	0.603g
Adjusted 0.2-Second Spectral Response Acceleration, S_{MS} [g]	1.653g
Adjusted 1.0-Second Spectral Response Acceleration, S_{M1} [h]	1.025g
Design 0.2-Second Spectral Response Acceleration, S_{DS} [i]	1.102g
Design 1.0-Second Spectral Response Acceleration, S_{D1} [j]	0.683g
Long -Period Transition Period, T_L [k]	8 sec
Mapped MCE_G Geometric Mean Peak Ground Acceleration, PGA [l]	0.701g
Site Coefficient, F_{PGA} [m]	1.1
MCE_G Peak Ground Acceleration adjusted for Site Class Effect, PGA_M [n]	0.772g

Risk Category	I or II or III	IV
Seismic Design Category based on S_1 [o]	N/A	N/A
Seismic Design Category based on SD_S [p]	D	D
Seismic Design Category based on SD_1 [q]	D	D

a Per 2022 CBC Table 1604.5
b Per 2022 CBC Section 1613.2.2
c Per 2022 CBC Table 1613.2.3(1). *Note: If simplified design procedure of Section 12.14 of ASCE 7-16 is adopted, the Fa value should be determined per Section 12.14.8.1 of ASCE 7-16 with no need for F_v, S_{MS}, S_{M1} values.*
d Per 2022 CBC Table 1613.2.3(2), *provided C_s values are determined by Equations 12.8-2, 12.8-3 and 12.8-4 of ASCE 7-16.*
e Per 2022 CBC Figure 1613.2.1(1)
f Per 2022 CBC Figure 1613.2.1(2)
g Per 2022 CBC Equation 16-20
h Per 2022 CBC Equation 16-21
i Per 2022 CBC Equation 16-22
j Per 2022 CBC Equation 16-23
k Per ASCE 7-16 Figure 22-14
l Per ASCE 7-16 Figure 22-9
m Per ASCE 7-16 Table 11.8-1
n Per ASCE 7-16 Equation 11.8-1 = PGA x F_{PGA}
o Per 2022 CBC Section 1613.2.5
p Per 2022 CBC Table 1613.2.5(1)
q Per 2022 CBC Table 1613.2.5(2)

4.0 GEOLOGIC HAZARDS

4.1 Surface Fault Rupture and Ground Shaking

The Site is not located within an Alquist-Priolo Earthquake Fault Zone. No known active or potentially active faults are shown crossing the Site on published maps reviewed. No evidence for active faulting was observed on the Site during ASE's field investigation. The risk of surface rupture at the Site is considered very low. However, being in close proximity to several known active and potentially active faults, severe ground shaking should be expected during the life of the proposed development.

4.2 Seismic Hazards

4.2.1 Liquefaction:

As evidenced in Figure 3, Local Seismic Hazard Map, the Site is not within an area identified as having a potential for soil liquefaction when subject to a MPE or MCE event.

The term "liquefaction" describes a phenomenon in which saturated cohesionless soil loses strength and acquires a degree of mobility as a result of strong ground shaking during an earthquake. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking. The site soils to the maximum explored depth of 19 generally consists of silty to sandy clay and sandy gravels that are stiff and dense.

Considering that historic high groundwater in the vicinity of the Site is estimated to be more than 50 feet below Site grade based on ASE's literature and State website review, the likelihood of occurrence of seismically-induced liquefaction at the Site is nil.

4.2.2 Earthquake-Induced Landslides:

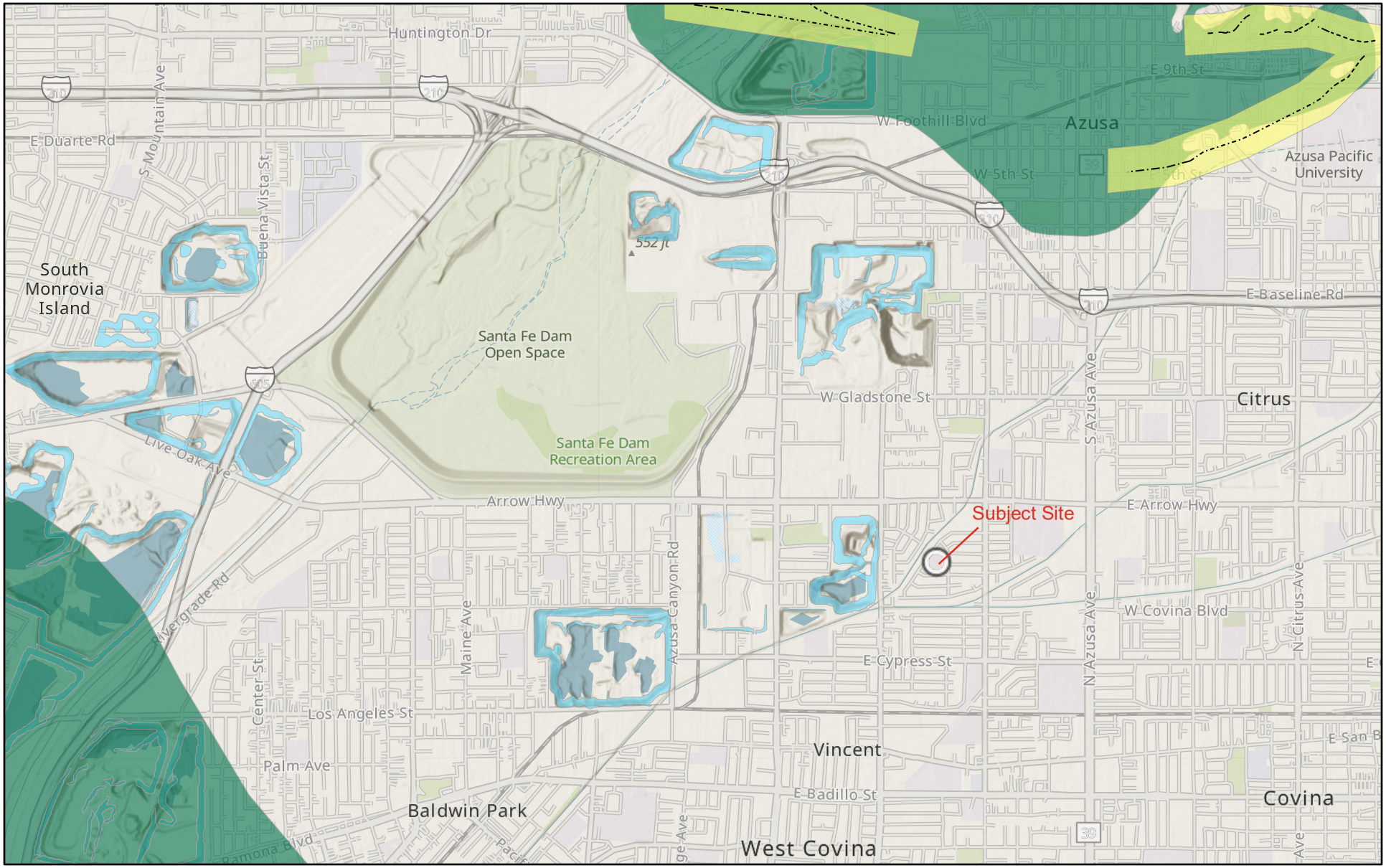
Due to the flat topography of the Site and surrounding area, the potential for earthquake-induced landslides is nil, as evidenced in Figure 3, Local Seismic Hazard Map.

4.2.3 Seismic Settlements:

Ground accelerations emitted from a seismic event can cause densification of loose soils both above and below the groundwater table that may result in settlements on ground surface due to volumetric compression of soil mass. This phenomenon is often referred to as seismic settlement and commonly takes place in relatively clean sands, as well as soils with low plasticity and less fines. The earth materials on site may undergo seismically-induced settlement during earthquakes. The site soils encountered consist predominantly of medium dense to very dense granular soils, and stiff to hard fine-grained soils.

Settlement of on-site granular soils above the historic high groundwater level of at least 50 feet deep as a result of seismically-induced densification (i.e., "dry" seismic settlement) is anticipated to be less than 1/2 inch upon the impact of an MCE event. Such magnitude of seismically induced "dry" soil settlement is expected to affect relatively large area in the Site vicinity such that the differential settlement over short distance is likely to be very small.

Figure 3 Local Seismic Hazard Map (ASE #7211.24)



5/30/2025, 12:39:29 PM

CGS Alquist Priolo Fault Traces

- Accurately Located
- Approximately Located
- Inferred
- Concealed
- CGS Alquist-Priolo Fault Zones
- CGS Liquefaction Zones
- CGS Landslide Zones

1:50,974

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

4.2.4 Lateral Spreading:

Lateral spreading, a phenomenon associating with seismically-induced soil liquefaction, is a display of lateral displacement of soils due to inertial motion and lack of lateral support during or post liquefaction. It is typically exemplified by the formation of vertical cracks on the surface of liquefied soils, and usually takes place on gently sloping ground or level ground with nearby free surface such as drainage or stream channel. Since the Site has been evaluated in Section 4.2.1 above not to be susceptible to seismically-induced liquefaction, the potential for the occurrence of liquefaction-induced lateral spreading is considered nil on the Site.

4.2.6 Tsunamis and Seiches:

Due to the elevation of the Site and absence of nearby waterfront, hazard from tsunami is considered very low.

Seiches are rhythmic movements of water within a lake or other enclosed or semi-enclosed body of water, generally caused by earthquakes. Since no lakes or other enclosed bodies of water lie on or near the Site, the hazard from seiches is not present at the Site.

4.2.7 Flood Hazards:

The Site was located on the ESRII/FEMA Hazard Awareness site. Per the attached Figure 4, FEMA National Flood Hazard Layer FIRMette (Map No. 06037C1700F, map effective September 26, 2008), the Site is not located within the 500-year floodplain (outside the 0.2-percent-annual-chance floodplain).

5.0 GEOTECHNICAL CONSIDERATIONS AND RECOMMENDATIONS

Based on ASE's field exploration, laboratory testing, engineering analysis, past successful experience and professional judgment, ASE finds the subject site to be safe from hazard of landslide, settlement or slippage and that the proposed grading and construction will not have an adverse effect on the geotechnical stability of the area outside of the proposed work; and, it is ASE's opinion that construction of the Residences at the Site is geotechnically feasible, provided the site grading and foundation criteria recommended herein are incorporated into the project plans and specifications and implemented during construction.

It is ASE's opinion that the major geotechnical considerations affecting the design and construction of the Residences include the following:

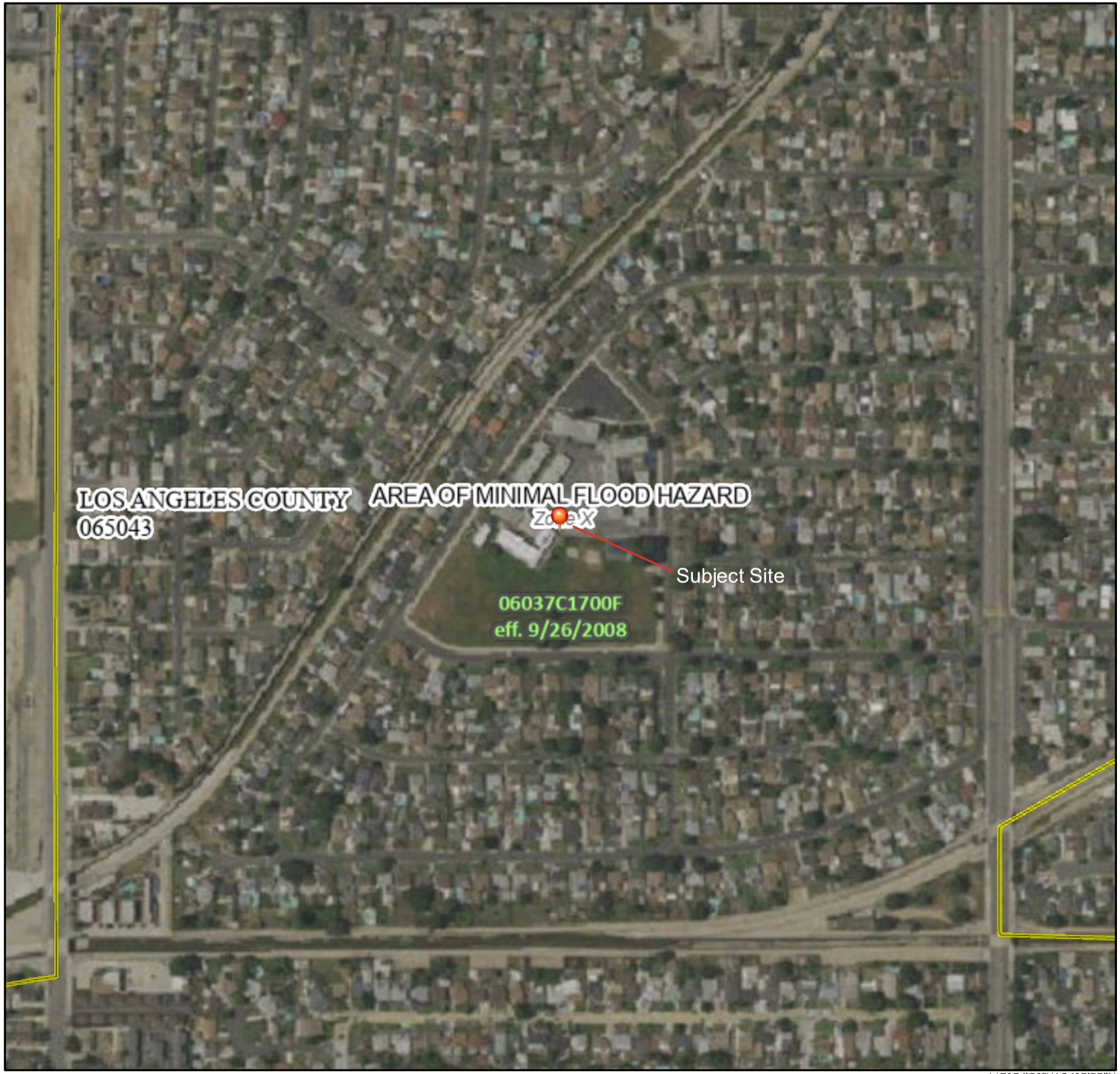
1. Soil disturbances as a result of site demolition and clearing operations.
2. Presence of loose, low density soils within the zone of foundation bearing stratum.
3. Potential presence of artificial fill that will require identification and re-engineering during grading.

National Flood Hazard Layer FIRMette - Figure 4

FEMA

ASE #7211.24

117°55'33"W 34°6'25"N



117°54'56"W 34°5'55"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 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 5/30/2025 at 7:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

In consideration of the above factors, it is ASE's opinion that overexcavation and backfilling with properly compacted fill in the building pad areas of the Residences, as recommended herein, will be essential to reduce unfavorable foundation displacement as a consequence of settlement of underlying soils, and to provide satisfactory bearing stratum for supporting the building foundations of the Residences. The grading recommendations provided herein should be reviewed when final project concept and grading plans become available. It is assumed that the proposed finish grades will be within 3 feet of the existing site grades (± one foot to three feet).

Conventional shallow foundations comprising continuous spread footings and isolated pad footings, together with slab-on-grade, bearing on approved compacted fill soils are deemed suitable for structural support.

5.1 Site Preparation

5.1.1 Existing Improvements:

Prior to grading operations, it will be necessary to remove designated existing construction, including any remaining buried obstructions, which may be in the areas of proposed construction. Structure removal should include foundations. Concrete flatwork and asphalt pavements, if present, should also be removed from the areas of proposed construction. Concrete and asphalt fragments from site demolition operations should be disposed of off-site, unless they can be stockpiled and processed to meet specifications for Crushed Miscellaneous Base (CMB), or Processed Miscellaneous Base (PMB), as outlined in Sections 200-2.4 or 200-2.5, respectively, of the latest edition of the "Standard Specifications for Public Works Construction (i.e. the "Greenbook"), and reused as approved fill or base material.

5.1.2 Surface Vegetation:

Surface vegetation should be stripped from areas of proposed construction. Stripping should penetrate six (6) inches into surface soils. Any soil contaminated with organic matter (such as root systems or strippings mixed into the soil) should be disposed of off-site or set aside for future use in non-structural landscaped areas. Removal of trees and shrubs should include rootballs and attendant root systems.

5.1.3 Underground Utilities:

Any underground utilities to be abandoned within the zone of proposed construction should be cut off a minimum of five (5) feet from the area of the new structures. The ends of cut-off lines should be plugged a minimum of five (5) feet with concrete exhibiting minimum shrinkage characteristics to prevent water migration to or from hollow lines. Capping of lines may also be required should the plug be subject to any line pressure.

Alternatively, deep hollow lines may be left in place provided they are filled with concrete or 2-sack control density fill (slurry fill). No filled line should be permitted closer than two (2) feet from the bottom of future footings unless it has been pre-approved by the Geotechnical Consultant. However, local ordinances relative to abandonment of underground utilities, if more restrictive, will supersede the above minimum requirements.

5.2 Site Grading

In view of reducing the adverse effects associated with the development of excessive total or differential settlement underneath the Residences, as well as to ensure uniform bearing competency for the foundations, preparation of on-site soils is recommended in the following sections.

5.2.1 Undocumented Fill/Disturbed Native Soils:

Significant deposits of artificial fill, classified as undocumented fill, were not encountered in ASE's exploratory borings, as per discussed in Section 2.2.1 above, but could be found be in other areas on the Site. All artificial fill identified during site grading in the building pad areas of the Residences, as well as any native soils disturbed during demolition and clearing operations, should be excavated full depth under the observation and confirmation by the Geotechnical Consultant. Lateral extent of overexcavation beyond building perimeters, where possible, should be to a minimum distance equal to the depth of undocumented fill/disturbed soil encountered or three (3) feet, whichever is greater.

For other secondary improvements such as utility trenches, free-standing walls, hardscape or pavement, the lateral extent of removal should be to a minimum distance equal to the depth of undocumented fill/disturbed soils encountered or eighteen (18) inches, whichever is greater.

The exposed excavation bottom should be scarified/reworked to a minimum one (1) foot depth and recompacted to a minimum 90 percent relative compaction with a minimum moisture content of two (2) percentage points above optimum moisture content prior to backfilling with approved soils as specified in Section 5.2.8.

5.2.2 Expansive Soils:

Laboratory test results on near surface soil samples indicate a "Very Low" soil expansion potential (i.e., Expansion Index, EI = 0 per ASTM D4829-21 Test Method) as per defined in Table 1 of ASTM D4829-21 Test Method. It may be desirable that the soil expansion potential be re-evaluated through additional testing during or after rough grading operations to verify the design adequacy of foundation or slab-on-grade against the re-tested soil expansion potential as heterogeneity within soil mass is not uncommon.

5.2.3 Remedial Grading:

To provide acceptable support for building foundations and slabs, it is recommended that on-site soils within the footprint of each new Residence building pad be overexcavated and removed uniformly to a minimum depth of five (5) feet below existing grade, or three (3) feet below the bottom of the lowest footing, whichever is lower, and replaced with properly compacted fill such that the building foundations and slabs are supported on a re-engineered, compacted fill layer. The excavation bottoms should be near uniform. The overexcavation should extend laterally to a minimum distance of five (5) feet beyond the building perimeters of the Residences, where possible.

The soils exposed at excavation bottoms to a depth of one (1) foot should be reworked and recompacted to exhibit a minimum 90 percent relative compaction with a minimum moisture content of two (2) percentage points above the optimum moisture content prior to receiving fill placement. The exposed excavation bottom should be observed, tested, and approved by the Geotechnical Consultant prior to placing compacted fill. In case of the presence of localized loose soils, the overexcavation needs to be deepened accordingly to delete the loose soil condition. However, this deepened overexcavation may be terminated when the exposed native, undisturbed soils exhibit a natural relative compaction greater than 85 percent, subject to testing and inspection by the representative from the Geotechnical Consultant.

The compacted fill within the building pad areas of the Residences should consist of “Very Low” expansive (EI ≤ 20), granular material with particle size of less than 4 inches in greatest diameter, and compacted to at least 90 percent relative compaction with minimum moisture content of two (2) percentage points above optimum moisture content. On-site subgrade soils at their present state generally exhibit a satisfactory EI and, thus, are deemed suitable for re-use as compacted fill. However, additional EI testing should be performed on excavated site soils during grading.

Oversize material defined as rock, or other irreducible material with a maximum dimension greater than six (6) inches, shall not be buried or placed in fill unless location, materials, and placement methods are specifically accepted by the Geotechnical Consultant. Oversize material between four (4) and six (6) inches in maximum dimension shall not be placed within two (2) vertical feet of finish grade or within a depth of two (2) feet from the bottoms of foundations, future utilities or underground construction. Placement operations shall be such that nesting of oversized material does not occur and such that oversized material is completely surrounded by compacted fill.

The Geotechnical Consultant should be provided with appropriate foundation details and staking during grading to verify that depths and/or locations of the recommended overexcavation are

adequate. For areas on site that grading recommendations stipulated in both Sections 5.2.1 and 5.2.3 apply, the more stringent grading criteria between the two sections should govern.

The depth of overexcavation should be reviewed by the Geotechnical Consultant during the actual construction. Any subsurface obstruction, buried structural elements, and unsuitable material encountered during grading, should be immediately brought to the attention of the Geotechnical Consultant for proper exposure, removal and processing, as recommended.

5.2.4 Temporary Excavation:

Excavations of site soils 4 feet or deeper should be temporarily shored or sloped in accordance with the current Cal OSHA requirements.

a) Temporary Sloping:

In areas where excavations deeper than 4 feet are not adjacent to existing structures of public right-of-ways, sloping procedures may be utilized for temporary excavations. It is recommended that temporary slopes in both fill and native soils be graded no steeper than 1.5:1 (H:V) for excavations up to 10 feet in depth. The above temporary slope criteria is based on level soils conditions behind temporary slopes with no surcharge loading (structures, traffic) within a lateral distance behind the top of slope equivalent to the slope height.

It is recommended that excavated soils be placed at a minimum lateral distance from top of slope equal to the height of slope. A minimum setback distance equivalent to the slope height should be maintained between the top of slope and heavy excavation/grading equipment.

Should running sand conditions be experienced during excavation operations, flattening of cut slope faces, or other special procedures may be required to achieve stable, temporary slopes. Soil conditions should be reviewed by the Geotechnical Consultant as excavation progresses to verify acceptability of temporary slopes. Final temporary cut slope design will be dependent upon the soil conditions encountered, construction procedures and schedule.

b) Temporary Shoring:

Temporary shoring will be required for those excavations where temporary sloping as specified above is not feasible.

Temporary cantilever shoring, if used, should be designed to resist an active earth pressure of 38 pounds per cubic foot (pcf) equivalent fluid pressure (EFP) for level soil conditions behind shoring. The resultant lateral deflection of shoring and surficial settlement immediately behind shoring are estimated to be on the order of one (1) to one and one half (1 ½) percent of the

shored excavation depth. Should this ground deformation be intolerable to the existing structure, ASE should be consulted for more detailed analysis and further recommendations.

The shoring design should also include surcharge loading equivalent to one-third (1/3) of the loading of existing structures and anticipated traffic, including delivery and construction equipment, when loading is within a distance from the shoring equal to the depth of excavation. In addition, a minimum uniform lateral pressure of 100 pounds per square foot (psf) in the upper ten (10) feet of shoring should be considered in the design when normal traffic is permitted within ten (10) feet of the shoring.

5.2.5 Exterior Slab-on-Grade/Flatwork/Hardscape/Pavement Subgrade Preparation:

For the purpose of reducing future unsightly and uneven movements and cracks of any newly re-constructed exterior slab-on-grade, flatwork, hardscape, or pavement, it is recommended that the subgrade soils to eighteen (18) inches below the bottom of and eighteen (18) inches laterally beyond the footprint of exterior concrete slab-on-grade/flatwork/hardscape/pavement should be overexcavated and recompacted to at least 90 percent relative compaction with a minimum moisture content of two (2) percentage points above optimum moisture content. Prior to placement of the above recommended fill layer, the upper six (6) inches of exposed native subgrade should be scarified and reworked to at least 90 percent relative compaction with a minimum moisture of two (2) percentage points above optimum moisture content.

From geotechnical viewpoint, new landscape area with only softscape is not subject to subgrade preparation and remedial grading requirements mentioned in Sections 5.2.1, 5.2.3 and 5.2.5.

5.2.6 New Fills for Grade Alteration:

In the area on the Site that is outside of the extent of remedial grading stipulated in Section 5.2.3 above and is to receive new fills as part of any planned grade alteration, the upper eighteen (18) inches of site soils should be overexcavated and recompacted to a minimum 90 percent relative compaction with a moisture content of two (2) percentage points above optimum moisture content prior to receiving any new fills, where required, to achieve finish grade elevations.

5.2.7 Suitable Soils and Imported Soils:

Unless otherwise stated, any soils re-used or imported as fill for the completion of grading operations should consist of predominantly "Very Low" expansive (EI ≤ 20), granular material, and should be exhibiting a relatively uniform gradation, free of debris, particles greater than 6 inches in maximum dimension, organic matter or other deleterious materials.

Unless otherwise approved by the Geotechnical Consultant, the imported fill materials should also comply with the following soil corrosivity criteria for the desired concrete and reinforcement protection.

Corrosivity Criteria for Select Fill and General Fill			
Soluble Sulfate (% by weight) [1]	**Soluble Chloride (ppm) [2]**	**Resistivity Value (ohm-cm) [3], [4]**	**pH-Value [4]**
≤ 0.1	≤ 100	≥ 2000	7.0 ~ 8.8

(1) California Test Method 417. (2) California Test Method 422. (3) ASTM G187-18 Test Method. (4) California Test Method 643.

Imported fill soils or base materials should be examined by a representative of this office, and tested as necessary for evaluating their suitability for use as fill prior to being hauled to the Site. Final acceptance of any imported soil will be based upon review and testing of the soil actually delivered to the Site. All blended soils to be used as fill must be tested and approved by the Geotechnical Consultant prior to being used for fill placement. All soils and base material should be subjected to continuing verification testing during site grading.

5.2.8 Backfilling and Compaction Requirements:

Existing site soils at their present state and composition, unless indicated or tested otherwise, are considered suitable for re-use as fill during site grading, provided they are 1) free of debris, particles greater than 4 inches in maximum dimension, organic matter or other deleterious materials, 2) are not environmentally contaminated, and 3) adequately moisture conditioned to permit achieving the required compaction. No nesting of large particles (2 to 4-inch size) should be permitted during backfilling operations.

On-site soils and import materials approved for use as fill should be placed in horizontal lifts not exceeding 8 inches in loose thickness, moisture conditioned to a minimum of two (2) percentage points above optimum moisture content, and compacted to a minimum 90 percent relative compaction. Unless otherwise stated, the measurement of relative compaction in this report should always refer to ASTM D1557-12 Test Method.

5.2.9 Bulking and Shrinkage of Site Soils during Grading:

Bulking and shrinkage occur when soils are excavated and recompacted on site. For estimating purposes, ASE recommends that a shrinkage factor on the order of at least 15 percent be considered for excavated and recompacted site soils. As the actual shrinkage will vary greatly with the depth of removal, stripping loss, and actual field conditions at the time of grading, it will be desirable that the shrinkage factor be re-evaluated during grading. In addition, subsidence up to

one (1) inch should be considered on compacted fill due to heavy machinery loading and movement. No bulking of the excavated site soils is anticipated.

5.2.10 Tests and Observations:

All subgrade preparation, compaction, and backfill operations should be performed under the observation of and testing by the Geotechnical Consultant's field representative. An adequate number of field tests should be taken to ensure compliance with this report and local ordinances.

If it is determined during grading that site soils require overexcavation to greater depths for obtaining proper support for the proposed structures, this additional work should be performed in accordance with the recommendations of the Geotechnical Consultant.

5.3 Foundation Design

It is ASE's opinion that conventional continuous spread footings and isolated pad footings bearing on approved compacted fill soils may be used to provide foundation support for the Residences, provided that the pertinent site grading recommendations presented in various sub-sections in Section 5.2 above are incorporated in project planning and design, and implemented during site construction.

5.3.1 Conventional Shallow Footing Foundation:

a) Minimum Footing Dimension and Reinforcement:

In order to mobilize sufficient soils bearing capacity supporting the footings for the Residences construction, it is recommended that the minimum footing embedments, widths and reinforcements for various building heights and footing types tabulated on the next page be considered.

Minimum Footing Dimension & Reinforcement						
Building Height	**Continuous Spread Footing/Strip Footing**			**Isolated Pad Footing**		
	Depth (in) (1)	**Width (in)**	**Reinforcement (2)**	**Depth (in) (1)**	**Width (in)**	**Reinforcement (2)**
1-Story	12	12	Two #4 bars – one near the top and one near the bottom	12	18 square	Two #4 bars – one near the top and one near the bottom, applied bi-axially
2-Story	18	15		18	24 square	

(1) Footing embedment measured from the nearest adjacent lowest soils grade
(2) Based strictly from geotechnical point of view.

Foundation design details such as concrete strength, reinforcements, etc. should be established by the Structural Consultant.

b) Allowable Soils Bearing Capacity:

For footings complying with the minimum dimension requirements stipulated in Section 5.3.1 a) above, the allowable soils bearing capacities, inclusive of both dead and live loads, should be as per tabulated below:

Building Height	Allowable Soils Bearing Capacity (psf)		Increase per 12-inch Increment in Footing Width (psf)	Increase per 12-inch Increment in Footing Depth (psf)	Maximum Composite Ceiling Value (psf)
	Continuous Spread Footing/ Strip Footing	Isolated Pad Footing			
1-Story	2,000	2,000	150	400	4,500
2-Story	2,250	2,250			

The allowable bearing capacities on the previous page may be increased by one-third (1/3) when subject to short-term, transient loading induced by wind or seismic activities.

c) Lateral Resistance:

Resistance to lateral loads can be assumed to be provided by passive lateral earth pressure and by friction acting on structural components in permanent contact with the subgrade soils.

For site preparation implemented as per recommended in various sub-sections in Section 5.2 above, lateral resistance on the sides of foundations may be computed using a passive lateral earth pressure of 250 pcf EFP for footings embedded into approved compacted fill soils, subject to a maximum of 2,500 psf. An ultimate coefficient of friction on the order of 0.4 may also be used for structural dead load acting between the footing bottom and the supporting compacted soils. The passive lateral earth pressure may be used in conjunction with the ultimate coefficient of friction in calculating composite lateral resistance, provided the passive lateral earth pressure value is reduced by one-third (1/3). The composite lateral resistance may be increased by one-third (1/3) under short term, transient wind or seismic loading.

d) Static Settlements:

Total static settlements resulting from compression of subgrade soils for conventional footings designed and constructed in accordance with the above criteria, and supporting maximum assumed dead plus live (D+L) column and wall loads mentioned in Section 1.1.2 above, are not anticipated to exceed one-half (1/2) inch, upon implementation of site preparation as per recommended in Section 5.2 above. A differential settlement on the order of one-half (1/2) inch over a distance of 30 feet is anticipated between similarly loaded adjacent isolated pad footings, as well as for continuous wall footings over a distance of approximately 30 feet.

Please be reminded that the Geotechnical Consultant should be contracted for further evaluation and recommendations, as necessary, should final design structural loads exceed the maximum loads assumed in the above analyses by more than ten (10) percent.

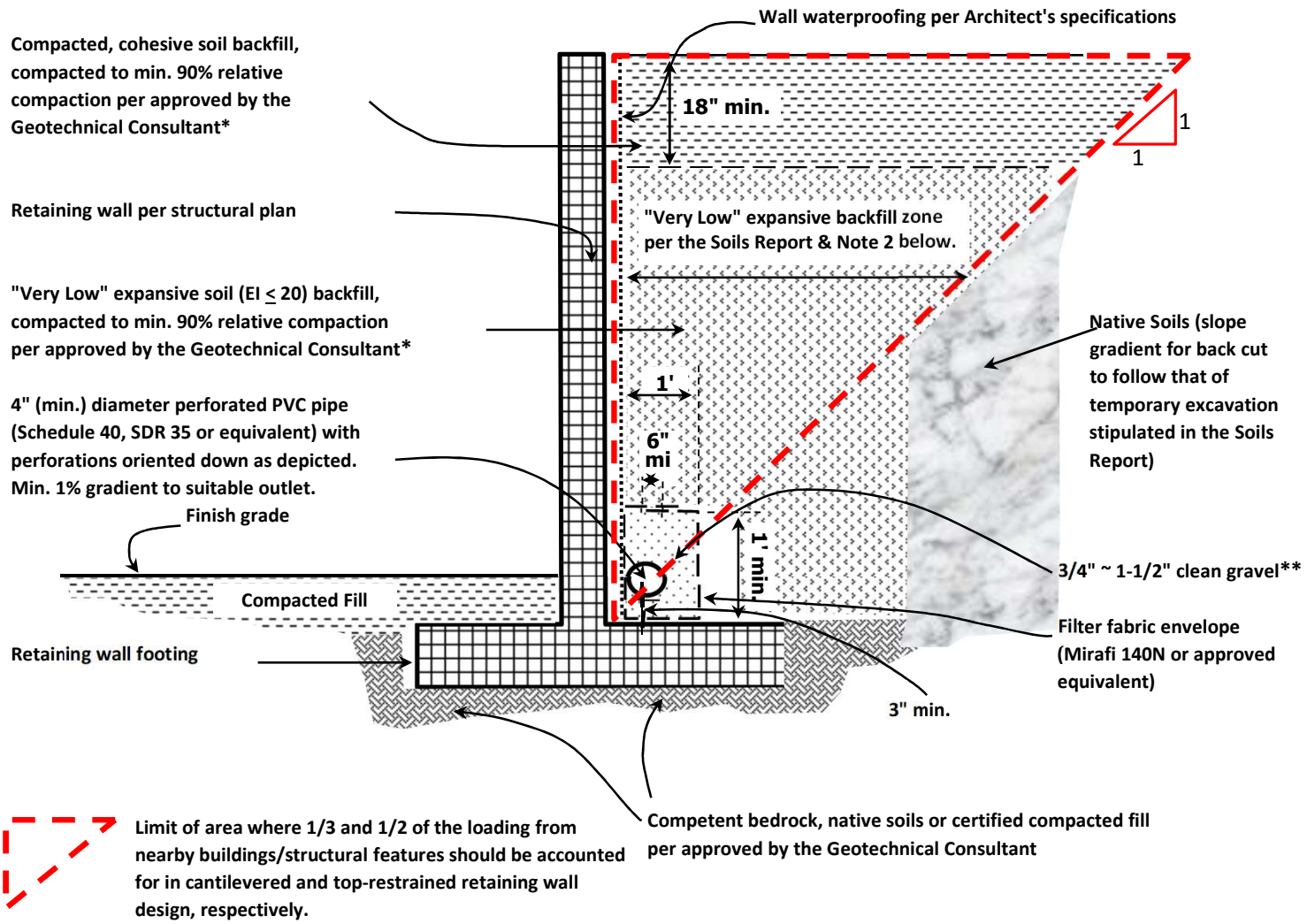
5.3.2 Retaining Walls:

Retaining walls should be adequately designed to resist the lateral earth pressures and the anticipated construction and service loadings. The earth pressure acting on retaining walls depends primarily on allowable wall movement, type of backfill materials, backfill slopes, wall inclination, surcharges, and any hydrostatic pressure. As listed in the table below, cantilevered retaining walls with on-site soil backfill and level conditions should be designed to resist "active" lateral earth pressure value, whereas the “at-rest” lateral earth pressure should be used for design of top-restrained retaining or basement walls.

Cantilevered and top-restrained wet well, manhole and/or substructure walls subject to uniform surcharge loads should be designed for an additional uniform lateral pressure equal to one-third (1/3) and one-half (1/2) of the anticipated surcharge pressure, respectively, as depicted in Figure 5, Nearby Building Surcharge Consideration & Retaining Wall Drainage Details. Foundations should be reinforced as recommended by the Structural Consultant with appropriate back drainage provided to avoid excessive build-up of hydrostatic wall pressures, if drainage outlet is practically available.

Design Parameter	Values	
Allowable Soils Bearing Capacity	2,000 (1)	
Increase in Bearing Capacity for each 12-inch increment in Footing Depth / Width	400 psf/150 psf, subject to a composite ceiling value of 4,500 psf (1)	
Active Pressure (level backfill with on-site soils or equivalent)	38 pcf EFP (2)	
At-rest Pressure (level backfill with on-site soils or equivalent)	58 pcf EFP (2)	
Passive Pressure (per foot of depth)	250 pcf-EFP, subject to a ceiling value of 2,500 psf (3)	
Ultimate Coefficient of Friction	0.4 (3)	
Resultant Seismic Lateral Earth Pressure (lb/ft) / Point of Application	**Active**	12 H^2 / 1/3H from wall footing bottom
	At-rest	18 H^2 / 1/3H from wall footing bottom
Minimum Footing Depth	12 inches	
Minimum Footing Width	12 inches	
Minimum Footing Reinforcement	Two No. 4 rebars; 1 near top and 1 near bottom	

(1) Based on compliance with pertinent earthwork recommendations in Section 5.2;
(2) Design values assuming a drained condition within the on-site soil (EI ≤ 20) backfill zone and no surcharge loading conditions;
(3) Passive lateral resistance may be combined with frictional resistance provided the passive lateral resistance value is reduced by one-third (1/3).



SPECIFICATIONS FOR CALTRANS CLASS II PERMEABLE MATERIAL	
U.S. STANDARD SIEVE SIZE	% PASSING
1"	100
3/4"	90 ~ 100
3/8"	40 ~ 100
No. 4	25 ~ 40
No. 8	18 ~ 33
No. 30	5 ~ 15
No. 50	0 ~ 7
No. 200	0 ~ 3
Sand Equivalent > 75	

* Based on ASTM D-1557-02

** If Caltrans Class II permeable material (see gradation to left) is used in place of 3/4" ~ 1-1/2" gravel, filter fabric may be deleted. Caltrans Class 2 permeable material should be compacted to minimum 90 percent relative compaction. Unless otherwise specified, a minimum of 1 cubic foot of gravel should be used for each 1 foot run of drain.

Note 1: Composite drainage products such as Contech C-Drain, Miradrain or J-Drain may be used as alternative to gravel or Class II. Installation should be performed in accordance with manufacturer's specifications.

Note2: Min. Extent of " Very Low" expansion backfill zone should be as per indicated by the red-dotted wedge area behind retaining wall.

Schematic Not To

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Project:	Prop. Residential Development - Tract No. 8788 Covina, CA		
Figure 5	Nearby Building Surcharge Consideration & Retaining Wall Drainage Details		
Proj. No.:	7211.24	Date:	May, 2025

For the design of retaining walls exceeding six (6) feet in retained height that need to account for seismic lateral earth pressure, ASE recommends that the active and at-rest seismic lateral earth pressure values and distribution tabulated on previous page, derived based on the guidelines stipulated in LA County Admin. Manual S004.0 (Reference 25), with calculations shown on Plate LP-1, Calculations of Lateral Earth Pressure Values, in Appendix B, should be considered for cantilevered and top-restrained wet well, manhole and/or substructure walls, respectively.

The Geotechnical Consultant should be on-site during temporary back cut and retaining wall construction to inspect and evaluate the stability of cuts and, if necessary, to provide additional remedial or mitigative recommendations.

Preferably, the backfill should consist of approved "Very Low" expansive material (i.e., EI ≤ 20) and should be compacted to a minimum relative compaction of 90 percent. The width of the "Very Low" expansive backfill zone should be a minimum of one (1) foot measured from the rear side of the stem of the retaining wall, or the space between the rear side of the stem and the heel of the retaining wall, or one-half (1/2) of the retained height of the retaining wall, whichever is greater. Flooding or jetting of backfill should not be permitted. Granular backfill should be capped with 18 inches (minimum) of relatively impervious fill to seal the backfill and prevent saturation. Figure 5 illustrates the general configuration and requirements for retaining wall drainage. Should any conflict be noticed between recommendations stated in this report and those shown in Figure 5, the fore should govern. Other retaining wall drainage alternatives may be considered but should first be reviewed and approved by the Geotechnical Consultant prior to implementation. Should the space behind the new retaining wall be too tight to implement the above recommended backfill effort, as an alternative, 1.5-sack control density fill (slurry fill) may be used in lieu of regular soil backfill, provided that the integrity and functionality of wall backdrain is protected and maintained.

It should be noted that the use of heavy compaction equipment in close proximity to retaining structures can result in wall pressures exceeding design values and corresponding wall movement greater than that normally associated with the development of active or at-rest conditions. In this regard, the contractor should take appropriate precautions during the backfill placement.

5.3.3 Footing/Foundation Observation:

All footing/foundation excavations should be observed by the Geotechnical Consultant's representative to verify minimum embedment depths and competency of bearing soils. Such observations should be made prior to placement of any reinforcing steel or concrete.

5.4 Slabs-On-Grade

Interior concrete floor slabs in the Residences and exterior concrete flatwork/hardscape should be supported on properly compacted soils as recommended in Sections 5.2.3 and 5.2.5 above. The slab subgrade soils should also be proof-rolled just prior to construction to provide a firm, unyielding surface, especially if the subgrade has been disturbed or loosened by the passage of construction traffic. Final compaction and testing of slab subgrade should be performed just prior to placement of concrete.

For structural design of concrete slabs, a modulus of subgrade reaction (k-Value) on the order of 120 pounds per square inch per inch (psi/in) and an allowable bearing capacity of 900 psf may be used for slab construction on recompacted site soils. Interior and exterior slabs should be properly designed and reinforced for the construction and service loading conditions. To minimize slab distress, geotechnically, it would be prudent to provide a minimum actual slab thickness of four (4) inches with minimum reinforcement consisting of number 3 reinforcing bars spaced maximum 18 inches on centers each way placed at mid-slab, or equivalent. The structural details, such as slab thickness, concrete strength, amount and type of reinforcements, joint spacing, etc., should be established by the Structural Consultant in accordance with pertinent sections in 2022 CBC.

As per stipulations in Section 5.2.3.2 of ACI 302.1R-15, the entirety of new slabs in each Residence structure should be poured directly on a moisture barrier consisting of 15-mil Stego Wrap Vapor Barrier/Retarder that is in turn underlain by 4" of ½" to 3/8" open graded gravel or crushed rock complying with the criteria stipulated in Section 200-1.2 of the current Greenbook. The concrete slab shall consist of a concrete mix design which will address bleeding, shrinking and curling.

Exterior slabs should be properly jointed to limit the number of concrete shrinkage cracks. For long/thin sections, such as sidewalks, expansion or control joints should be provided at spacing intervals equal to the width of the section. Slabs between 5 and 10 feet in minimum dimension should have a control joint at centerline. Slabs greater than 10 feet in minimum dimension should have joints such that unjointed sections do not exceed 10 feet in maximum dimension. Where flatwork adjoins structures, it is recommended that a foam joint or similar expansion material be utilized. Joint depth and spacing should conform to the ACI recommendations. It is, however, cautioned that uneven heaving of exterior slabs may develop in the future when prolonged irrigation or seepage permeates the subgrade soil, especially in areas that expansive soil pockets exist due to inadequate control or inspection of earthwork construction.

5.5 Asphaltic Concrete (AC) Flexural Pavement Design

The finish grade at the subject site is anticipated to be underlain by compacted structural fill consisting of site soils. A test R-value of 33 shown in Appendix A, and three (3) traffic indices (TI) of 4.5, 5.5 and 7.0, were utilized for the development of preliminary recommendations for the pavement sections. Analyses performed in accordance with the current edition of the Caltrans Highway Design Manual, and assuming

compliance with site preparation recommendations, it is recommended that the AC pavement structural sections tabulated on next page be considered:

Traffic Index (TI)	Pavement Section Alternatives		Remark
	AC (inches)	**AB** [(1)] (inches)	
4.5	3.0	4.0	For auto parking stalls.
5.5	3.0	6.5	For auto circulation aisles.
7.0	4.0	9.0	For fire lanes and truck access ways/entry and exits.

(1) CAB or CMB, per Green Book sections 200-2.2 and 200-2.4, respectively, compacted to at least 95% relative compaction.

Please be reminded that the preliminary pavement section recommendations have been established based purely on procedures stipulated in Caltrans Manual. Local government authority should be consulted for minimum pavement section requirements and, if more stringent than that recommended by ASE, be complied with.

It is recommended that R-Value testing be performed on representative soil samples after rough grading operations on the upper two (2) feet to confirm/modify applicability of the above pavement sections.

The aggregate base should conform to the Crushed Aggregate Base (CAB) or Crushed Miscellaneous Base (CMB) requirements per Sections 200-2.2 and 200-2.4 of the current edition of the Greenbook, respectively. The base course should be compacted to a minimum relative compaction of 95% at a minimum of one (1) percentage point above the optimum moisture content. Field testing should be used to verify compaction, aggregate gradation, and compacted thickness.

The asphalt concrete pavement should be compacted to 95% of the unit weight as tested in accordance with the Hveem procedure per the current California Test Method (CTM) 304. The asphalt concrete material shall conform to Type III, Class C2 or C3, of the current Greenbook. All subgrade and aggregate base materials should be proof-rolled by heavy rubber tire equipment to verify that the subgrade and base grade are in a non-yielding condition.

If the paved areas are to be used during construction, or if the type and frequency of traffic is greater than assumed in the design, the pavement section should be re-evaluated for the anticipated traffic.

5.6 Portland Cement Concrete (PCC) Pavements

The concrete pavement sections tabulated on next page are based on load safety factors of 1.0 and 1.1, and a modulus of subgrade reaction (k-Value) of 120 pounds per cubic inch for site soils compacted as subgrade material, and the design procedures presented in the Portland Cement Association bulletin "Thickness Design for Concrete Highway and Street Pavements" (EB109.01P), 1984. A design service life of 20 years was assumed for the design of the Portland cement concrete pavement section.

Concrete Flexural Strength (psi) [1]	Pavement Thickness (in) [2], [4]	Pavement Thickness (in) [3], [4]
600	6.0	6.5
650	5.5	6.0

(1) Represents 90-day flexural strength. Based on Figure 10 of Reference 21, concrete with 28-day unconfined compressive strength values of 4000 to 4500 psi typically correlates to 90-day flexural strength values of 600 and 650 psi, respectively.
(2) Load Safety Factor = 1.0 (Auto Parking Stalls)
(3) Load Safety Factor = 1.1 (Fire Lanes/Truck Traffic Areas/Entry and Exits)
(4) Assumes no PCC shoulder or curb.

The Structural Consultant should establish the design details of the concrete pavement section, including reinforcements, concrete strength, and joint and load transfer requirements.

It is recommended that edges of concrete pavements which are not adjacent to existing buildings, or are adjacent to planter areas, be downturned a minimum of 12 inches or be constructed with curbing to prevent water infiltration to subgrade soils. If edges are downturned or curbing is constructed, the above pavement thicknesses should be decreased by 1/2 inch.

The upper one (1) foot of exposed subgrade soils beneath concrete pavements should be further compacted to a minimum 95 percent relative compaction with a minimum moisture content of one (1) percentage point above optimum moisture content. Subgrade soils should exhibit a firm, unyielding surface in addition to the recommended compaction. Final compaction and testing of pavement subgrade should be performed just prior to placement of aggregate base and/or concreting. Other pertinent subgrade preparation measures stipulated in the "Thickness Design for Concrete Highway and Street Pavements" (EB109.01P), 1984, or required by the jurisdictional municipal authorities should be followed accordingly.

5.7 Site Drainage

Per Section 1804.4 of 2022 CBC, a minimum 5% descending gradient away from the Residence buildings for a minimum distance of 10 feet should be incorporated for earth grade placed adjacent to the foundation. This descending gradient may be reduced to 2% for any impervious areas, such as concrete paved walkways, within the 10-foot zone. For areas where the 10-foot drainage distance is not attainable, alternative measure such as concrete-lined swales having a minimum 2% gradient may be adopted to divert the water away from the Residence buildings, provided that a minimum 5% gradient is maintained in the distance between the building footprint and the diversion measure such as swales. For more specific site drainage guidelines, the Project Civil Consultant should refer to the pertinent sections in 2022 CBC.

Any planter areas to be placed adjacent to structure perimeters should be provided with impervious bottoms and a drainage pipe, or should be planted with drought tolerant plants, to divert water away from foundation and slab subgrade soils. Excessive moisture variations in site soils could result in significant volume changes and movement.

5.8 Soil Corrosivity Evaluation

Soils corrosivity tests were performed on a representative sample of site soil. These tests are meant to determine the corrosive potential of on-site soils to proposed concrete foundations/flatwork and underground metal conduit. The soils corrosivity test results are presented in Appendix A.

5.8.1 Concrete Corrosion:

Disintegration of concrete may be attributed to the chemical reaction of soils sulfates and hydrated lime and calcium aluminate with cement. The severity of the reaction resulting in expansion and disruption of the cement is primarily a function of the concentration of soluble sulfates and the water-cement ratio of the concrete.

Soluble sulfate contents of 0.0003% and 0.0024% by weight have been recorded from testing per California Test Method (CTM) 417 conducted on on-site soils, as indicated in Appendix A. As per Table 19.3.1.1 of ACI 318-19, soils exhibiting soluble content less than 0.1% by weight are classified as having "Not Applicable" sulfate exposure and "S0" sulfate exposure designations. As such, for structural features to be in direct contact with on-site soils, the tested "S0" sulfate exposure category indicates that there should be no special geotechnical restriction on the type of Portland cement or water cement ratio to be used, as per stipulated in Table 19.3.2.1 of ACI 318-19.

5.8.2 Metal Corrosion:

In the evaluation of soil corrosivity to metal, the hydrogen ion concentrates (pH) and the electrical resistivity of the site and backfill soils are the principal variables in determining the service life of ferrous metal conduit. The pH of soil and water is a measure of acidity or alkalinity, while the resistivity is a measure of the soils resistance to the flow of electrical current.

Currently available design charts indicate that corrosion rates decrease with increasing resistivities and increasing alkalinities. It can also be noted that for alkaline soils, the corrosion rate is more influenced by resistivity than by pH.

The resistivity values of 5,440 and 6,610 ohm-cm per ASTM G187-18 Test Method coupled with pH-value of 7.30 and 7.37, respectively, per CTM 643 classifies the on-site soils tested to be moderately corrosive to buried ferrous metals. Based on CTM 643, the years to perforation for 18-gauge steel in contact with soils of similar resistivity values and pH-values range from 37 to 40 years for the moderately corrosive on-site soils. In lieu of additional testing, alternative piping materials, i.e., plastic piping, may be used instead of metal if longer service life is desired or required for utility pipes and fittings in direct contact with on-site soils. These resistivity values of on-site soils may also have implications to other building materials and depths of embedment for steel reinforcement,

etc. It is recommended that a qualified corrosion consultant be engaged to review the building plans.

Soluble chloride contents of 10 and 40 ppm were recorded in our laboratory tests per CTM 422. Per Caltrans guidelines and specifications (References 22 and 23), soils exhibiting soluble chloride contents exceeding 500 ppm are considered "corrosive". The soils are thus classified as "non-corrosive" per Caltrans criterion. In addition, special measure in terms of rebar protection against chloride corrosion under Exposure Class "C0" stipulated in Tables 19.3.1.1 and 19.3.2.1 of ACI 318-19 are applicable as a result of the soluble chloride content tested.

5.9 Utility Trenches

All trenches should be backfilled with approved fill material compacted to relative compaction of not less than 90 percent per ASTM D1557-12 Test Method. Care should be taken during backfilling to prevent utility line damage.

Please note that trenching deeper than two (2) feet from the existing surface may be difficult with caving expected due to the abundance of loose cobbles and boulders. As such, it might be necessary to moisten the exposed soils during trench excavation to temporarily enhance the trench wall stability.

The on-site soils may be used for backfilling utility trenches from one (1) foot above the top of pipe to the surface, provided the material is free of organic matter and deleterious substances. Any soft and/or loose materials or fill encountered at pipe invert should be removed and replaced with properly compacted fill or adequate bedding material.

Some on-site soils may be suitable for bedding or shading of utilities. Site or imported soils for pipe bedding should consist of non-expansive granular soils having a tested Sand Equivalent value (ASTM D 2419-22 Test Method) not less than 30 prior to use.

If sandy soils are used for trench backfill, the backfill should be topped with a minimum 2-foot thick cap of compacted fine-grained soil. Also, a minimum 10-foot length of trench at the entrance and exit points of the buildings should be backfilled with fine-grained soils to serve as a plug to prevent water migration into structure foundation support zones.

The walls of temporary construction trenches may not to be stable when excavated nearly vertical, due to the potential for caving. Shoring of excavation walls or flattening of slopes will be required if excavation depths greater than 4 feet are necessary. Trenches should be located so as not to impair the bearing capacity of soils or cause settlement under foundations. As a guide, trenches parallel to foundations should

be clear of a 45-degree plane extending outward and downward from the edge of the foundations. All work associated with trenches, excavations and shoring must conform to the latest Cal OSHA requirements.

5.10 Plan Review, Observations and Testing

Once foundation and grading plans are completed, they should be forwarded to the Geotechnical Consultant for review of conformance with the intent of these recommendations and criteria presented in the pertinent sections of this report.

All excavations should be observed by a representative of this office to verify minimum embedment depths, competency of bearing soils and that the excavations are free of loose and disturbed materials. Such observations should be made prior to placement of any fill, reinforcing steel or concrete. All grading and fill compaction should be performed under the observation of and testing by a Geotechnical Consultant or his representative.

6.0 FIELD PERCOLATION TESTING

Field percolation testing was conducted in Borings BP-1 and BP-2 on March 18, 2025 at the locations shown on the Geotechnical Map, Plate A. The percolation test was performed using the County of Los Angeles Public Works Publication GS200.2 procedures (Reference 24). Field percolation test data is presented on the attached Plates H-1 and H-2 in Appendix A, with the calculated design infiltration rate with reduction factors applied tabulated below.

Boring No.	BP-1	BP-2
Boring test depth	-12.5’	-11.5’
Field Measured Infiltration Rate from Plate H-1	10.87 in/hr	11.23 in/hr
RF_t: Small Diameter Boring	2	2
RF_v: Site variability, number of tests, thoroughness of subsurface investigation	2	1
RF_s: Long-term siltation, plugging and maintenance	1	1
RF: Total Reduction Factor= **RF_t** x **RF_v** x **RF_s**	2	2
Design Infiltration Rate= Field measured rate/RF	**5.44 in/hr**	**5.62 in/hr**

The rate presented above is considered to be the fastest rate that can be absorbed by the site soils at the boring location. However, with time and depending on the degree of saturation of soils and other factors, the percolation rate may reduce which is typical for storm water dispersal systems. The results of field percolation testing indicate that site soils are suitable for the planning and installation of a dry well storm water dispersal system at the location and depth tested.

7.0 SECTION 111 STATEMENT

Associated Soils Engineering, Inc. (ASE) finds the subject site to be safe from hazard of landslide, settlement or slippage and that the proposed grading and construction will not have an adverse effect on the geotechnical stability of the area outside of the proposed work.

8.0 CLOSURE

This report has been prepared for the exclusive use of **Covina BERC, LLC** (the Client) and their subconsultants for use in design and construction of the subject planned residential development. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties.

The Client is responsible for ensuring the information and recommendations contained in this report are brought to the attention of the Owner or the other design consultants, incorporated into the project plans, and implemented by project contractors. This report should be named on project plans as a part of the project specifications.

We request and recommend notification should any of the following occur:

1. Final plans for site development indicate utilization of areas not originally proposed for construction.
2. Structural loading conditions vary from those utilized for evaluation and preparation of this report.
3. The site is not developed within 12 months following the date of this report.
4. Change of ownership of property that would render the proposed development indicated in this report irrelevant or significantly different.

If changes or delays do occur, this office should be notified and provided with finalized plans of site development for our review to enable us to provide the necessary recommendations for additional work and/or updating the report. Any charges for such review and necessary recommendations would be at the prevailing rate at the time of performing review work.

The findings contained in this report are based upon our evaluation and interpretation of the information obtained from the limited number of test borings and the results of laboratory testing and engineering analysis. As part of the engineering analysis, it has been assumed, and is expected, that the geotechnical conditions existing across the area of study are similar to those encountered in the test excavations. However, no warranty is expressed or implied as to the conditions at locations or depths other than those excavated. Should conditions encountered during construction differ significantly from those described in

this report, this office should be contacted immediately for recommendations prior to continuation of work.

Our findings and recommendations were obtained in accordance with generally accepted current professional principles and local practice in geotechnical engineering and reflect our best professional judgment. We make no other warranty, either express or implied.

These recommendations are, however, dependent on the aforementioned assumption of uniformity and upon proper quality control of engineered fill and foundations. Geotechnical observations and testing should be provided on a continuous basis during grading at the site to confirm preliminary design assumptions and to verify conformance with the intent of our recommendations. If parties other than Associated Soils Engineering, Inc. are engaged to provide geotechnical services during construction, they must be informed that they will be required to assume complete responsibility for the geotechnical phase of the project by either concurring with the recommendations in this report or providing alternative recommendations.

This concludes our scope of services as indicated in the Agreement of Professional Services dated March 21, 2025, however, our report is subject to review by the controlling authorities for the project. Any further geotechnical services that may be required of our office to respond to questions/comments of the controlling authorities after their review of the report will be performed on a time-and-expense basis as per our current fee schedule. We would not proceed with any response to report review comments/questions without authorization from your office.

We appreciate your business and are prepared to assist you with construction-related services.

APPENDIX A

The following Appendix contains the substantiating data and laboratory test results to complement the engineering evaluations and recommendations contained in the report.

Site Exploration

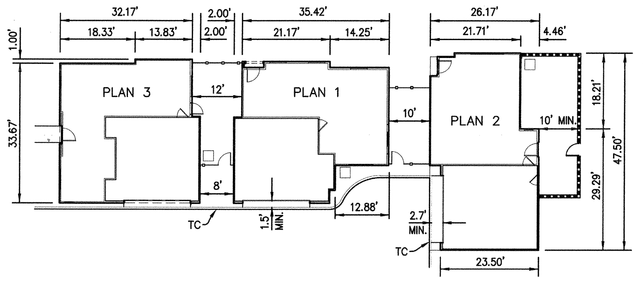
Our firm performed a subsurface investigation on March 17, 2025 as a part of this geotechnical investigation. Field explorations were performed by drilling seven borings at the five locations indicated on the attached Plate A (Borings B-1 through B-5 and B-P1 and B-P2). The exploratory borings were drilled by Choice Drilling, Inc., truck-mounted drilling rig equipped with 8-inch diameter continuous flight, hollow-stem rotary augers. The borings were drilled to depths ranging from 10.25 feet to 26.5 feet from the existing grades. Samples were collected and stored for laboratory testing. Borings BP-1 and BP-2 were utilized for percolation testing.

Continuous observations of the materials encountered in the test pits and borings were recorded in the field. The soils were classified in the field by visual and textural examination and these classifications, supplemented by examination and testing in the laboratory. Upon completion of exploratory excavations, the borings were backfilled with excavated materials and compacted by tamping.

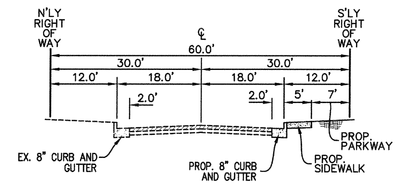
The approximate locations of our exploratory borings and percolation test borings are shown on Plate A. Descriptions of the soils encountered, depth of samples and respective laboratory tests performed are presented in the attached Plates B-1 through B-5 and B-P1 and B-P2. The United Soil Classification System (USCS) and symbols of soil samples adopted in the Field Logs of Boring and Field Logs of Percolation Boring are shown in the attached Exhibit 1

Plate A	Geotechnical Map
Plates B-1 through B-5	Field Logs of Boring
Plates B-P1 and B-P2	Field Logs of Percolation Borings
Exhibit 1	United Soils Classification System and Symbols of Soil Samples

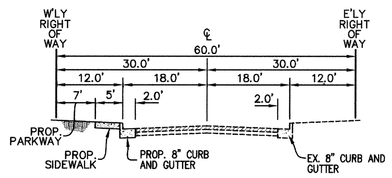
SITE DEVELOPMENT PLAN
VESTING TENTATIVE TRACT MAP NO. 84788
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA



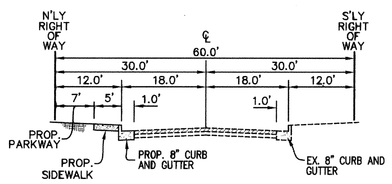
TYPICAL BUILDING FOOTPRINTS
NTS



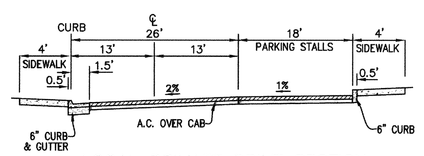
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CLYDEBANK AVENUE – 60' ROW
NTS



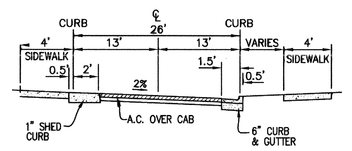
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ASPAN AVENUE – 60' ROW
NTS



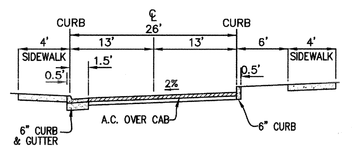
PUBLIC STREET SECTION
TUDOR STREET – 60' ROW
NTS



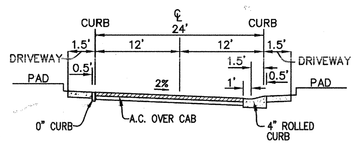
LOCAL PRIVATE DRIVE SECTION
"A" DRIVE
NTS



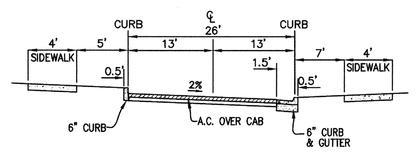
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"B" DRIVE
NTS



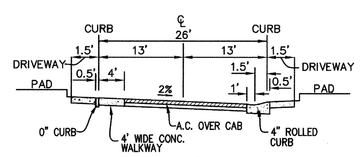
LOCAL PRIVATE DRIVE SECTION
"C" DRIVE
NTS



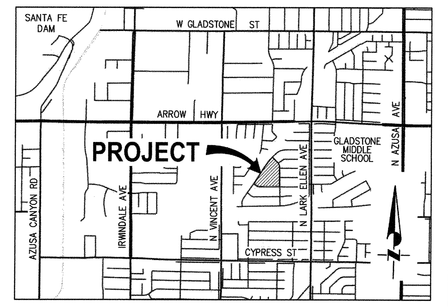
TYPICAL 24' ALLEY
NTS



LOCAL PRIVATE DRIVE SECTION
"D" DRIVE
NTS



DRIVE "LL"
NTS



VICINITY MAP
N.T.S

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 4, 8, 9 AND 10 OF THE BARCLAY AND HUNT'S SUBDIVISION, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 18 PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES AND PORTIONS OF WALNUT AVENUE, VACATED, AND HUNT AVENUE, VACATED, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 88 OF TRACT 19889, AS SHOWN ON MAP RECORDED IN BOOK 508, PAGE 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, WITH THE CENTER LINE OF DEVANAH STREET, AS SAID CENTER LINE IS DESIGNATED ON THE MAP OF SAID TRACT 19889; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTER LINE, SOUTH 55°35'27" WEST 184.10 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 238.02 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 55°35'27" EAST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG SAID CURVE 142.32 FEET; THENCE TANGENT TO SAID CURVE SOUTH 00°09'05" EAST 500.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST TANGENT TO SAID LAST MENTIONED COURSE, AND HAVING A RADIUS OF 15 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 23.40 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 89°14'00" WEST 521.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 170 FEET; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE 102.49 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 56°13'27" WEST 83.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 15 FEET; THENCE NORTHERLY ALONG SAID LAST MENTIONED CURVE 23.56 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE CURVE NORTH 33°46'33" EAST 539.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1795 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE 329.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 15 FEET, A RADIAL OF SAID COMPOUND CURVE TO THE BEGINNING THEREOF BEARS NORTH 45°42'37" WEST, THENCE EASTERLY ALONG SAID COMPOUND CURVE 23.94 FEET; THENCE TANGENT TO SAID COMPOUND CURVE SOUTH 44°15'40" EAST 155.80 FEET TO THE NORTHWESTERLY CONTINUATION OF THAT CERTAIN CURVE HEREIN ABOVE DESCRIBED AS BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 238.02 FEET; THENCE SOUTHEASTERLY ALONG SAID CERTAIN CURVE 40.95 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE OIL, GAS, PETROLEUM, AND HYDROCARBON SUBSTANCES IN AND UNDER OR RECOVERABLE FROM THE PROPERTY HEREBY CONVEYED, BELOW A DEPTH OF 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY, TO EXPLORE FOR, DEVELOP, AND REMOVE THE SAME, BY MEANS OF WELLS AND EQUIPMENT HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID PROPERTIES AND ENTERING SAID PROPERTY BELOW 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, TOGETHER WITH RIGHTS OF WAY, EASEMENTS AND SERVITUDES IN AND THROUGH THE SUB-SURFACE OF SAID LAND FOR BORING WELL HOLES IN AND THROUGH THE SUB-SURFACE OF SAID LAND, AS GRANTED TO SEE-BAR DEVELOPMENT CO., A PARTNERSHIP, BY DEED RECORDED AUGUST 24, 1954, IN BOOK 45400 PAGE 106, OFFICIAL RECORDS.

APN: 8410-028-900

UTILITY PROVIDERS:

LA COUNTY PUBLIC WORKS
900 S. FREMONT AVE.
ALHAMBRA, CA 91803
(626) 458-5100

SO. CALIF. GAS COMPANY
9400 OAKDALE AVENUE
CHATSWORTH, CA 91313
(818) 701-2511
EMERGENCIES: (800) 427-2200

UNDERGROUND SERVICE ALERT
(800) 422-4133

AZUSA LIGHT AND WATER
729 N. AZUSA AVE.
AZUSA, CA 91702
(626) 812-5225

SOUTHER CALIFORNIA EDISON
5010 AZUSA CANYON ROAD
IRWINDALE, CA 91706
(800) 655-45555

AT&T
(833) 537-9326

LAND USE:

EXISTING LAND USE
ONSITE – SCHOOL
NORTH – SINGLE FAMILY RESIDENTIAL
SOUTH – SINGLE FAMILY RESIDENTIAL
EAST – SINGLE FAMILY RESIDENTIAL
WEST – SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: SINGLE FAMILY RESIDENCE (R-1-6000)

PROPOSED 104 SINGLE FAMILY PROJECT SUBMITTED UNDER PROVISIONS OF STATE OF CALIFORNIA DENSITY BONUS LAW (GOV §65915 et seq)

PROJECT AREA:

GROSS AREA: 371,543 S.F. / 8.529 ACRES

PROJECT DATA TABLE:

TOTAL NO. OF UNITS: 104 SINGLE FAMILY HOMES

UNIT MIX:
PLAN 1 (17 UNITS): 1,626 SF, 3 BED, 2.5 BA, BONUS
PLAN 2 (17 UNITS): 1,681 SF, 3 BED, 2.5 BA, BONUS
PLAN 3 (17 UNITS): 1,719 SF, 4 BED, 3 BA, BONUS

PLAN 4 (19 UNITS): 1,920 SF, 4 BED, 3.5 BA, BONUS
PLAN 5 (18 UNITS): 2,083 SF, 4 BED, 3.5 BA, BONUS
PLAN 6 (16 UNITS): 2,199 SF, 4 BED, 3.5 BA, BONUS

TOTAL: 104 UNITS

DENSITY: 104/8.53 = 12.19 DU/AC

PARKING:

SINGLE-FAMILY DWELLING, DETACHED:

2 GARAGE SPACES REQUIRED FOR EACH HOME
GUEST PARKING REQUIRED: 26 SPACES (0.25 SPACE PER UNIT)

	REQUIRED	PROVIDED
GARAGE SPACES	208	208
GUEST STALLS	26	33

EARTHWORK:

	CUT	FILL
RAW EXCAVATION:	4,991 CY	2,697 CY
RAW SHRINKAGE (15%):		749 CY
STREET UNDERCUT: (2' STREET, 1.5' ALLEY)	6,649 CY	
REMOVAL/RECOMPACTION: (5' ENTIRE SITE)	68,804 CY	68,804 CY
SHRINKAGE (15%):		10,321 CY
SUBSIDENCE (0.1')		1,376 CY
TOTALS:	80,444 CY	83,947 CY
NET IMPORT:		3,503 CY

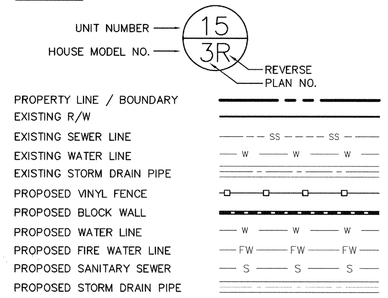
BASIS OF BEARINGS:

THE BEARING NORTH 33°46'33" EAST ALONG THE CENTERLINE OF CLYDEBANK AVENUE AS SHOWN ON TRACT NO. 20387, FILED IN BOOK 535, PAGES 20 TO 23 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.

ARCHITECT:

ANGELENO ASSOCIATES INC.
147 E. CITY PLACE DRIVE
SATA ANA, CA 92705
P: (714) 285-1888

LEGEND:



SCALE: 1" =40'
0 40 80 120

EXPLANATION
Qa Holocene alluvial gravel & sand deposits
B-5 Approximate location of exploratory borings
BP-2 Approximate location of percolation test borings

ASSOCIATED SOILS ENGINEERING, INC.
2860 Walnut Avenue, Signal Hill, California
Geotechnical Map
PLATE A
JOB NO. 7211.24
DATE 5/29/25

ADD 400' TO ALL PAD ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER SEE HUAT NG NO.46026 EXP.12-31-26 CIVIL STATE OF CALIFORNIA

APPLICANT:
RC HOMES
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
PHONE: (323) 450-2334

The Cove at Clydebank
COVINA

PLAN PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

NO.	DATE	REVISIONS	BY	APPR

FOR CONDOMINIUM PURPOSES

SITE DEVELOPMENT PLAN

VESTING TENTATIVE TRACT MAP NO. 84788
5034 N CLYDEBANK AVENUE, COVINA CA 91722
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

DRILLED BY: Choice Drilling	DATE DRILLED: 3/17/25	LOGGED BY: RN
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: 472' NAVD88	GROUNDWATER DEPTH:

SOIL DESCRIPTIONS	USCS	SOIL TYPE	DEPTH (FEET)	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
Silty fine sand, loose, damp, medium brown	SM		0						MDD-OMC,DS,EI
Silty fine sand, loose, damp, medium brown	SM				4/3/4	4.3	96.9		In-situ DD-MC,DS
Silty fine sand, loose, damp, medium brown	SM		5		1/2/2	12.8			In-situ MC
Coarse sand with rocks, loose, damp, brown/gray	SP				19/25/40	1.5	130.5		In-situ DD-MC
Coarse sand with rocks, loose, damp, brown to light gray	SP		10		20/32/40	1.4			In-situ MC
Coarse sand with cobbles, loose, damp, medium to light brown, all material fell out of rings	SP		15		20/38/ 50-4"	2.2			In-situ MC
Sand with rocks, loose, damp, light brown with layers of white	SP		20		50-6"	2.3			In-situ MC,Sieve
Fine to coarse sand with fine coarsed gravel, loose, damp, light brown to gray	SP		25		50-6"	3.1	127.0		In-situ DD-MC
Boring completed at depth of 26.5', no groundwater encountered, bored hole backfilled with cutting									

GWT not encountered

File: C:\Superlog4\PROJECT\7211.24A.log Date: 4/8/2025

Associated Soils Engineering
2860 Walnut Avenue
Signal Hill, CA 90755
Tel (562) 426-7990
Fax (562) 595-6963

FIELD LOG OF BORING

RC Homes Covina School Site
5034 N Clydebank Ave, Covina, CA 91722

PROJECT NO.	DATE	BORING NO.
7211.24	3/31/25	**B-1**

DRILLED BY: Choice Drilling	DATE DRILLED: 3/17/25	LOGGED BY: RN
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: 472' NAVD88	GROUNDWATER DEPTH:

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET)	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
SOIL DESCRIPTIONS	USCS	SOIL TYPE							
Silty fine sand with roots, loose to medium dense, damp, medium brown	SM		0						
Silty fine sand with roots, loose to medium dense, damp, medium brown	SM				9/8/10	15.2	100.1		In-situ DD-MC
Silty fine sand, loose, damp, medium to light brown	SM		5	GWT not encountered	2/2/3	2.5			In-situ MC
Coarse sand with rocks, loose, damp, light brown to gray	SP		10		1/30/32	2.1	114.7		In-situ DD-MC
Coarse sand with rocks, loose, damp, light brown to gray with layer of white	SP		15		20/22/40	4.3			In-situ MC,Sieve
Fine sand with rocks, loose, damp, gray/brown	SP		20		45/50-5"	1.0			In-situ DD-MC
Boring completed at depth of 21.5', no groundwater encountered, bored hole backfilled with cutting			25						
			30						
			35						

File: C:\Superlog4\PROJECT\7211.24A.log Date: 4/8/2025

Associated Soils Engineering
2860 Walnut Avenue
Signal Hill, CA 90755
Tel (562) 426-7990
Fax (562) 595-6963

FIELD LOG OF BORING

RC Homes Covina School Site
5034 N Clydebank Ave, Covina, CA 91722

PROJECT NO.	DATE	BORING NO.
7211.24	3/31/25	**B-2**

DRILLED BY: Choice Drilling	DATE DRILLED: 3/17/25	LOGGED BY: RN
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: 472' NAVD88	GROUNDWATER DEPTH:

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
SOIL DESCRIPTIONS	USCS	SOIL TYPE	(FEET)						
Silty fine sand, loose to medium dense, damp, medium brown	SM		0						MDD-OMC,R-value,Corrosivity
Silty fine sand, loose to medium dense, damp, medium brown	SM		GWT not encountered 5		5/6/8	8.7	98.2		Consol,In-situ DD-MC
Silty fine sand, loose, damp, medium brown	SM				5/6/8	8.4			In-situ MC
Silty fine sand with rocks and some coarse sand, loose, damp, medium brown	SM		10		50-4"	3.3	87.2		In-situ DD-MC,DS
Medium to fine grained sand with rocks, damp, loose, medium brown to white/gray	SP		15		17/24/40	2.2			In-situ MC
No Recovery	SP		20		50-3"				
Boring completed at depth of 21', obstruction, refusal on rock at 21', no groundwater encountered, bored hole backfilled with cutting			25						
			30						
			35						

File: C:\Superlog4\PROJECT\7211.24A.log Date: 4/8/2025

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Signal Hill, CA 90755
Tel (562) 426-7990
Fax (562) 595-6963

FIELD LOG OF BORING

RC Homes Covina School Site
5034 N Clydebank Ave, Covina, CA 91722

PROJECT NO.	DATE	BORING NO.
7211.24	3/31/25	**B-3**

DRILLED BY: Choice Drilling	DATE DRILLED: 3/17/25	LOGGED BY: RN
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: 472' NAVD88	GROUNDWATER DEPTH:

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
SOIL DESCRIPTIONS	USCS	SOIL TYPE	(FEET)						
3" AC, 4" AB			0						
Silty fine sand, loose, damp, medium brown	SM				5/7/8	8.3	93.4		In-situ DD-MC
Silty fine sand, damp, medium brown	SM		5		1/1/2	15.6			In-situ MC,Sieve
Fine sand with large rocks, dense, damp, medium brown to gray/brown	SP		10		38/50-6"	2.1	122.7		In-situ DD-MC,DS
Fine sand with rocks, dense, damp, medium brown to gray brown with white rock	SP		15		45/30/40				
Fine to coarse sand with rocks, dense, damp, light brown to gray	SP		20		34/50-6"	2.7	126.9		In-situ DD-MC
Boring completed at depth of 21.5', no groundwater encountered, bored hole backfilled with cutting			25						
			30						
			35						

GWT not encountered

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FIELD LOG OF BORING

RC Homes Covina School Site
5034 N Clydebank Ave, Covina, CA 91722

PROJECT NO.	DATE	BORING NO.
7211.24	3/31/25	**B-4**

DRILLED BY: Choice Drilling	DATE DRILLED: 3/17/25	LOGGED BY: RN
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: 472' NAVD88	GROUNDWATER DEPTH:

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
SOIL DESCRIPTIONS	USCS	SOIL TYPE	(FEET)						
2.5" AC, 4" AB			0						
Silty fine sand, medium dense, damp, medium brown	SM				2/3/4	23.4	85.5		MDD-OMC,EI,Corrosivity In-situ DD-MC,DS
Silty fine sand, medium dense, damp, medium brown	SM		5		1/2/2	5.3			In-situ MC
Coarse sand, medium dense, damp, light brown/gray	SP								
Silty fine sand, large boulder, dense, damp, medium brown	SM		10		50-3"	6.7	106.2		In-situ DD-MC,DS
Boring completed at depth of 10.25', obstruction at 10'3", no groundwater encountered, bored hole backfilled with cutting			15						
			20						
			25						
			30						
			35						

GWT not encountered

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FIELD LOG OF BORING

RC Homes Covina School Site
5034 N Clydebank Ave, Covina, CA 91722

PROJECT NO.	DATE	BORING NO.
7211.24	3/31/25	**B-5**

DRILLED BY: Choice Drilling	DATE DRILLED: 3/17/25	LOGGED BY: RN
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: apx. 472' NAVD88	GROUNDWATER DEPTH: NA

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
SOIL DESCRIPTIONS	USCS	SOIL TYPE	(FEET)						
Silty fine sand, loose, damp, medium brown	SM		0						
			2						
			4						
			6						
Coarse sand with gravel, loose, damp, light brown to gray	SP		8						
			10		8/18/20	1.4			In-situ MC
			12						
Boring terminated at depth of 12'6", no groudnwater encountered, 2" of fine gravel placed at the bottom of test hole followed by 11'6" (w/ lower 5' being perforated) of PVC pipes inserted in place w/ the annular space filled up with fine gravel.			14						

GWT not encountered

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FIELD LOG OF PERCOLATION BORING

RC Homes Covina School Site
5034 N Clydebank Ave, CA 91722

PROJECT NO.	DATE	BORING NO.
7211.24	4/8/25	**B-P1**

DRILLED BY: Choice Drilling	DATE DRILLED: 3/17/25	LOGGED BY: RN
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: apx. 472' NAVD88	GROUNDWATER DEPTH: NA

DESCRIPTION AND CLASSIFICATION			DEPTH	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
SOIL DESCRIPTIONS	USCS	SOIL TYPE	(FEET)						
3" AC, 4" AB			0						
Silty fine sand, loose, damp, medium brown	SM		GWT not encountered						
			2						
			4						
			6						
			8						
Coarse sand, loose, damp, light brown to gray	SP								
			10		8/18/20	1.4			In-situ MC, Sieve
Boring terminated at depth of 11'6", no groudnwater encountered, 2" of fine gravel placed at the bottom of test hole followed by 11'6" (w/ lower 5' being perforated) of PVC pipes inserted in place w/ the annular space filled up with fine gravel.			12						
			14						

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FIELD LOG OF PERCOLATION BORING

RC Homes Covina School Site
5034 N Clydebank Ave, CA 91722

PROJECT NO.	DATE	BORING NO.
7211.24	4/8/25	**B-P2**

Associated Soils Engineering, Inc.

Exhibit 1

UNIFIED SOIL CLASSIFICATION SYSTEM

(excerpted from Caltrans Geotechnical Manual)

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART

COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)			
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)	GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)	SW	Well-graded sands, gravelly sands, little or no fines
		SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size.)			
SILTS AND CLAYS Liquid limit less than 50%		ML	Inorganic silts and very fine sands, rock flour, silty of 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

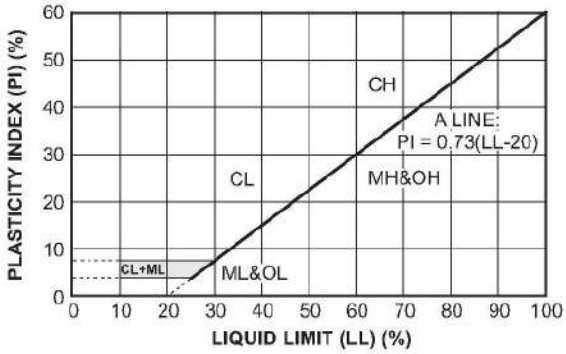
LABORATORY CLASSIFICATION CRITERIA

GW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3	
GP	Not meeting all gradation requirements for GW	
GM	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
GC	Atterberg limits above "A" line with P.I. greater than 7	
SW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3	
SP	Not meeting all gradation requirements for GW	
SM	Atterberg limits below "A" line or P.I. less than 4	Limits plotting in shaded zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols.
SC	Atterberg limits above "A" line with P.I. greater than 7	

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than 5 percent	GW, GP, SW, SP
More than 12 percent	GM, GC, SM, SC
5 to 12 percent	Borderline cases requiring dual symbols

PLASTICITY CHART



Symbols of Soil Samples

Bulk Sample | Shelby Tube Sample | Bag Sample | SPT Sample | Moldified Cal Ring Sample

Laboratory Tests

After samples were visually classified in the laboratory, a testing program aimed at generating sufficient data for our evaluation was established and implemented.

- Moisture Content and Density Tests

The undisturbed soil retained within the rings of the Modified California barrel sampler was tested in ASE's laboratory to determine in-place dry density and moisture content. Pertinent test results are presented on the attached corresponding Field Logs of Boring B-1 through B-5.

- Consolidation Test

A consolidation (ASTM D2435-11 Test Method) test was performed on a relatively undisturbed sample to determine the settlement characteristics of native soils. The result of this test is shown graphically on the appended Plate C-1.

- Direct Shear Tests

Direct and remolded shear tests (ASTM D3080-11) were performed on selected samples to determine the shear strength parameters. The results of these tests are shown graphically on the appended Plates D-1 through D-6.

- Grain Size Analyses

The grain size analysis tests were performed in accordance with ASTM D422-63 (2007) Test Method to determine the particle size distribution of various soils sampled in the borings. The results of these tests are shown graphically on the attached Plate G-1.

- Expansion Tests

Expansion tests were performed on selected soil samples to determine the swell characteristics. The expansion tests were conducted in accordance with ASTM D4829-19 test procedures. The expansion sample was remolded to approximately 90 percent relative compaction at near optimum moisture content subjected to 144 pounds per square foot surcharge load and were saturated.

Sample ID	Molded Dry Density (pcf)	Molded Moisture Content (%)	% Saturation	Expansion Index (EI)	Expansion Classification
B-1 @ 0-5'	113.4	11.1	54.5	0	Very Low
B-5 @ 0-5'	113.8	10.7	52.8	0	Very Low

Laboratory Tests – continued

- Maximum Dry Density/Optimum Moisture Content Tests

Maximum density tests were conducted in accordance with ASTM D1557-12 Test Method, Method A, using 5 equal layers, 25 blows each layer, 10-pound hammer, 18-inch drop in a 1/30 cubic foot mold. The results are as follows:

Sample ID	Maximum Dry Density (pcf)	Optimum Moisture Content (%)	Material Classification
B-1 @ 0-5’	123.5	7.0	SM
B-5 @ 0-5’	128.0	9.5	SM

- Soil Corrosivity Tests

Tests of soluble sulfate and chloride contents was performed in accordance with the latest edition of California Test Methods 417 and 422, respectively, to assess the degree of corrosivity of the subgrade soils with regard to concrete and normal grade steel. Resistivity and pH-value tests were performed in accordance with the latest edition of ASTM G187-18 Test Method and California Test Method 643, respectively, to assess the degree of corrosivity of the subgrade soils with regard to ferrous metal piping. The test results are presented below.

Sample ID	Sulfate Content [(1)] (%)/ Exposure Category	Chloride Content [(2)] (ppm) / Exposure Category	Resistivity [(3)] (OHM-cm)/ Degree of Corrosivity	Ph-Value[(4)]
B-3 @ 0-5’	0.0024 / S0	10 / C0	5,440/Moderately Corrosive	7.30
B-5 @ 0-5’	0.0003 / S0	40 / C0	6,610/Moderately Corrosive	7.37

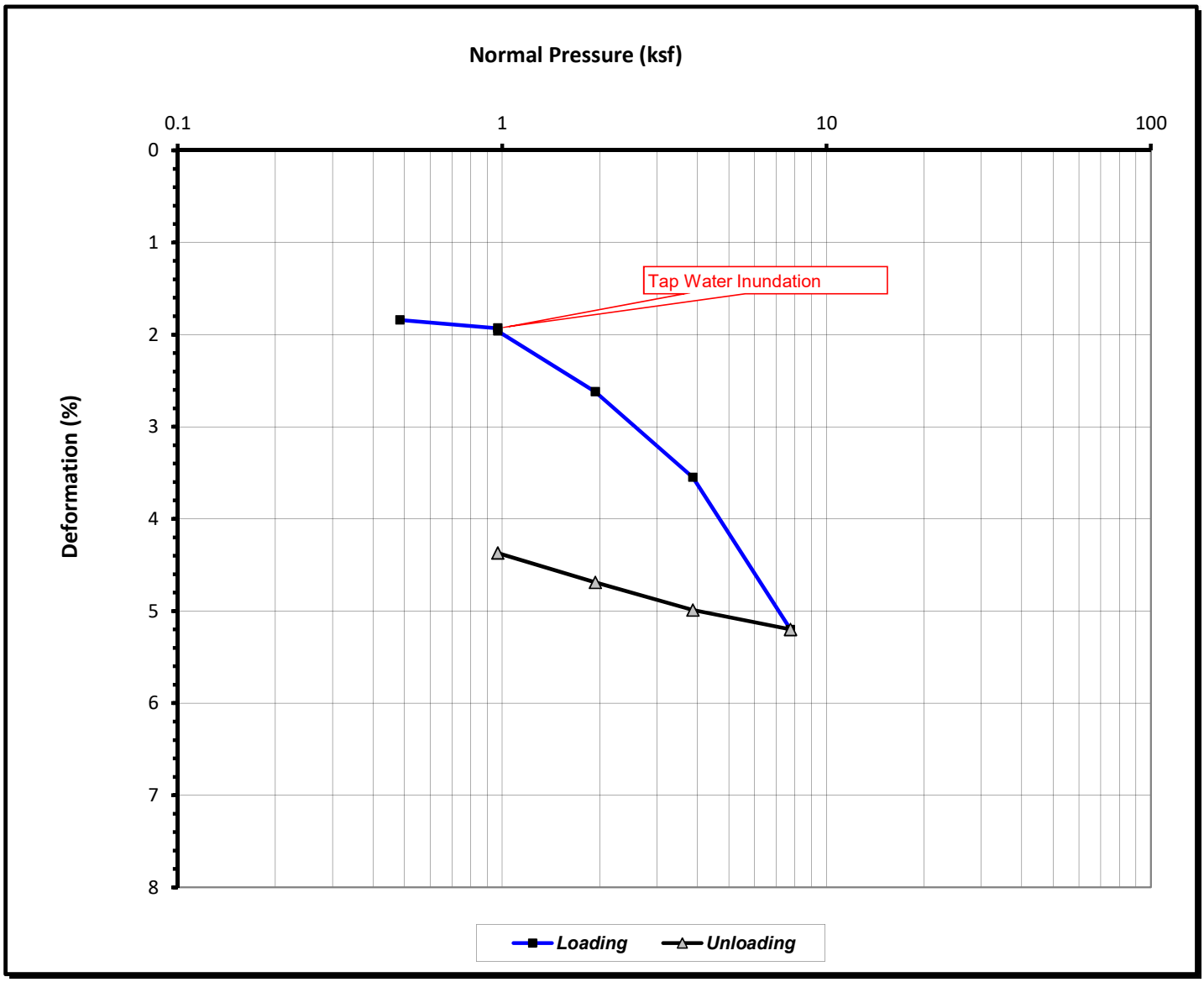
(1) California Test Method 417. (2) California Test Method 422. (3) ASTM G187-18 Test Method. (4) California Test Method 643.

- R-Value Test

The following "R" Value Stabilometer results were obtained in accordance with the current California 301 test procedures.

Stabilometer Results	Trial #1	Trial #2	Trial #3
Dry Density as molded, pcf	121.6	118.6	112.0
Moisture content as molded, %	12.8	13.5	13.9
Expansion Pressure, dial reading 10^4	0	0	0
Exudation Pressure, psi	582	246	338
Stabilometer "R" Value	51	29	36
Classification: dark brown silty sand			
Source: Boring B-3 @ 0 - 5'			
"R" Value equilibrium (300 psi Exudation Pressure) = *33*			

Plate C-1 Consolidation Test Result
Plates D-1 through D-6 Direct Shear Test Results
Plate G-1 Particle Size Analysis Test Results
Plates H-1 and H-2 Field Percolation Data Sheet



Sample Location	B-3 @ 3'	**Dry Density (pcf)**	95.7
		Moisture (%)	6.4
Sample Type	Ring	**Natural Relative Compaction (%)***	
Sample Description	Brown, fine- to medium-grained silty sand w/ organics		
Remark	Undisturbed sample		

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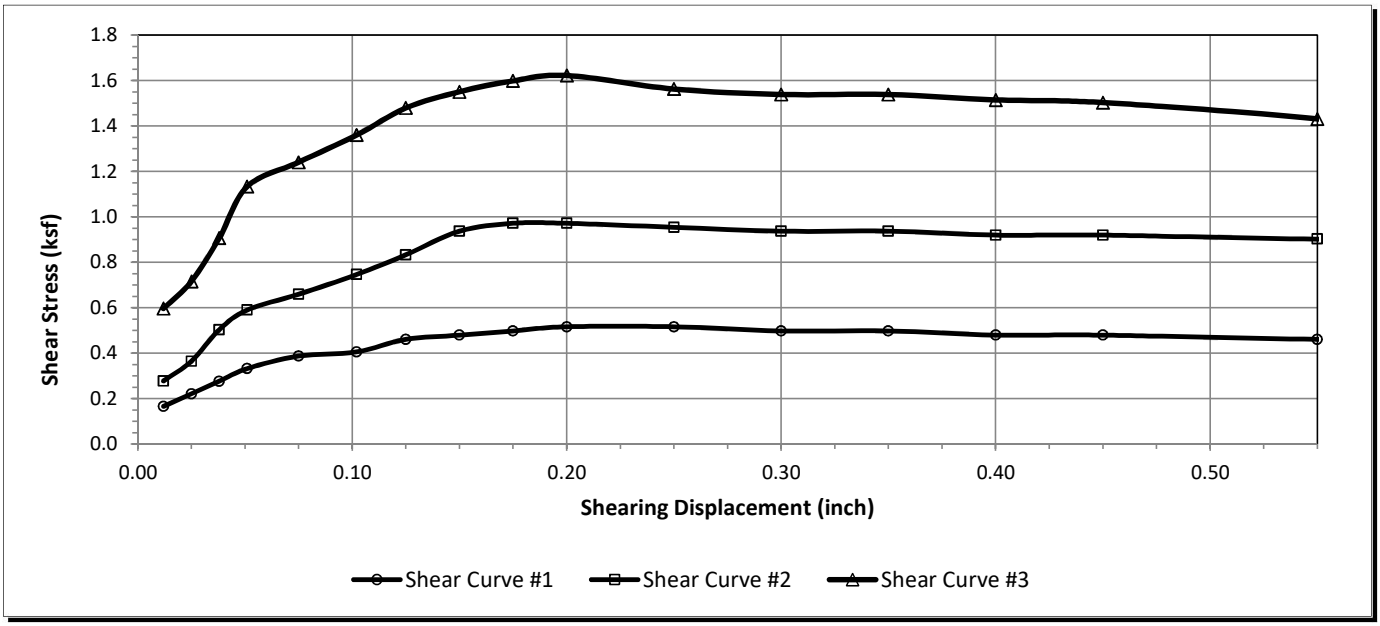
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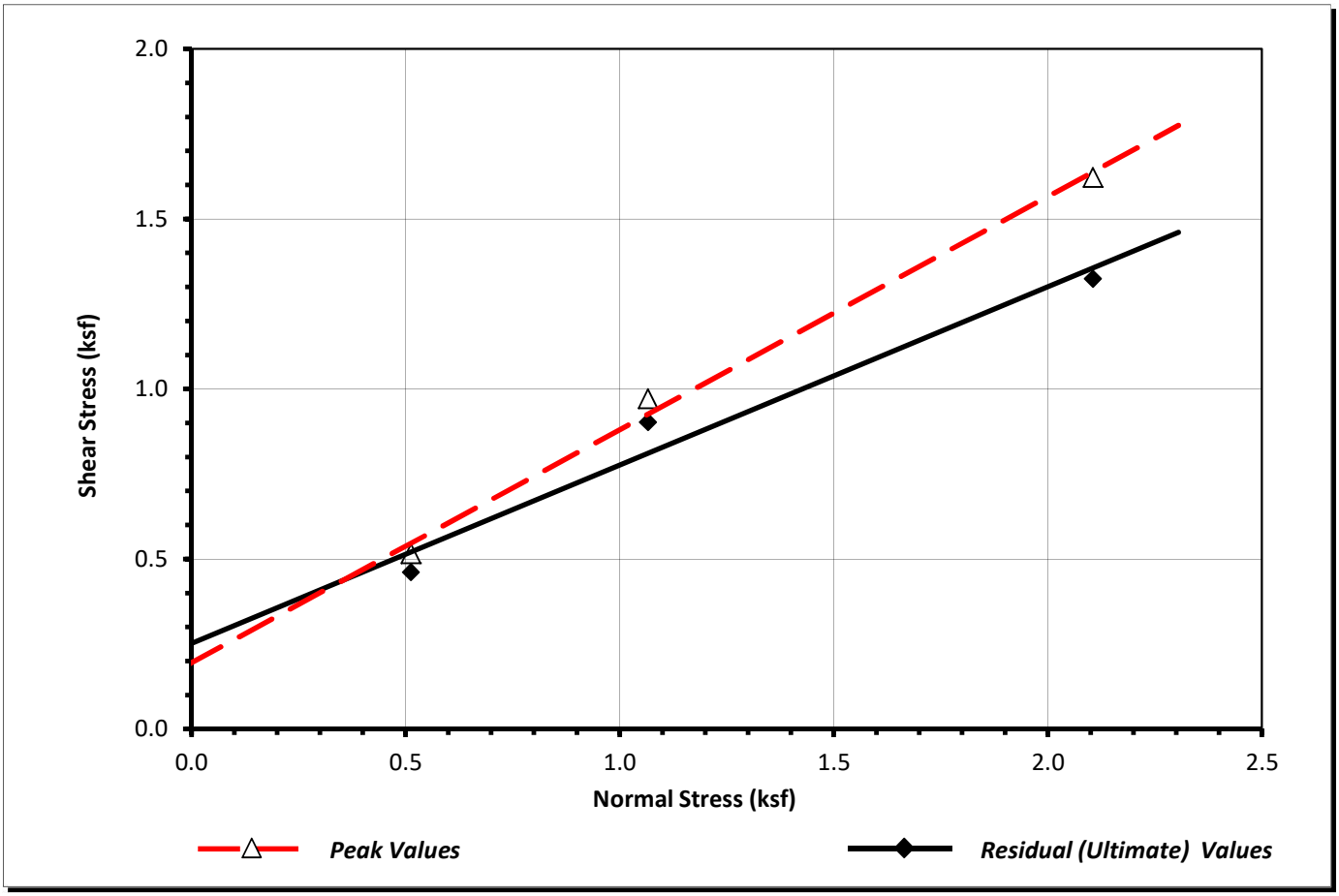
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Project:	**Prop. Residential Development - Tract No. 8788 Covina, CA**		
Plate	**Result of Uniaxial Consolidation/Swelling Test of On-Site Soil (ASTM D2435-03 Test Method)**		
C-1			
Proj. No.:	**7211.24**	Date:	**May, 2025**





Sample	*B-1 @ 2'*			Dry Density (pcf)	*96.9*
Description	*Brown silty sand w/ trace fine gravel*			Moisture Content (%)	*4.3*
ϕ-angle (degree)	*27.7*	>	Ultimate (Residual)	*34.4*	< Peak
Cohesion (ksf)	*0.252*			*0.195*	

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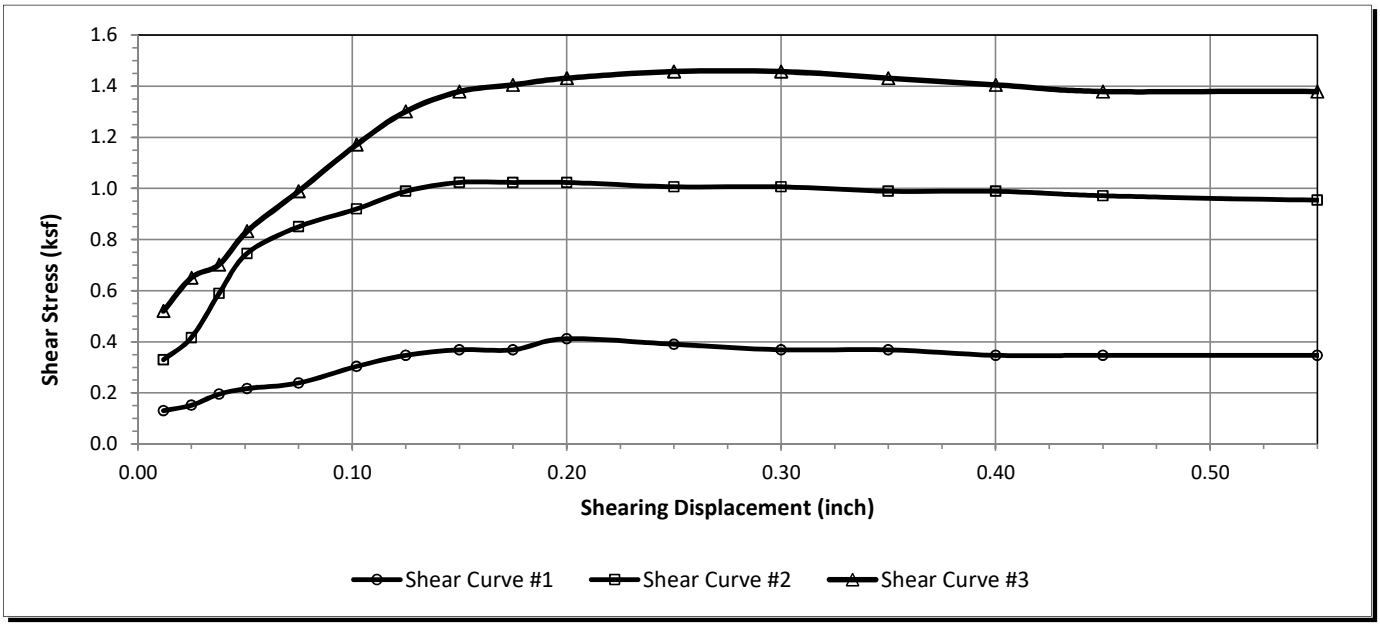
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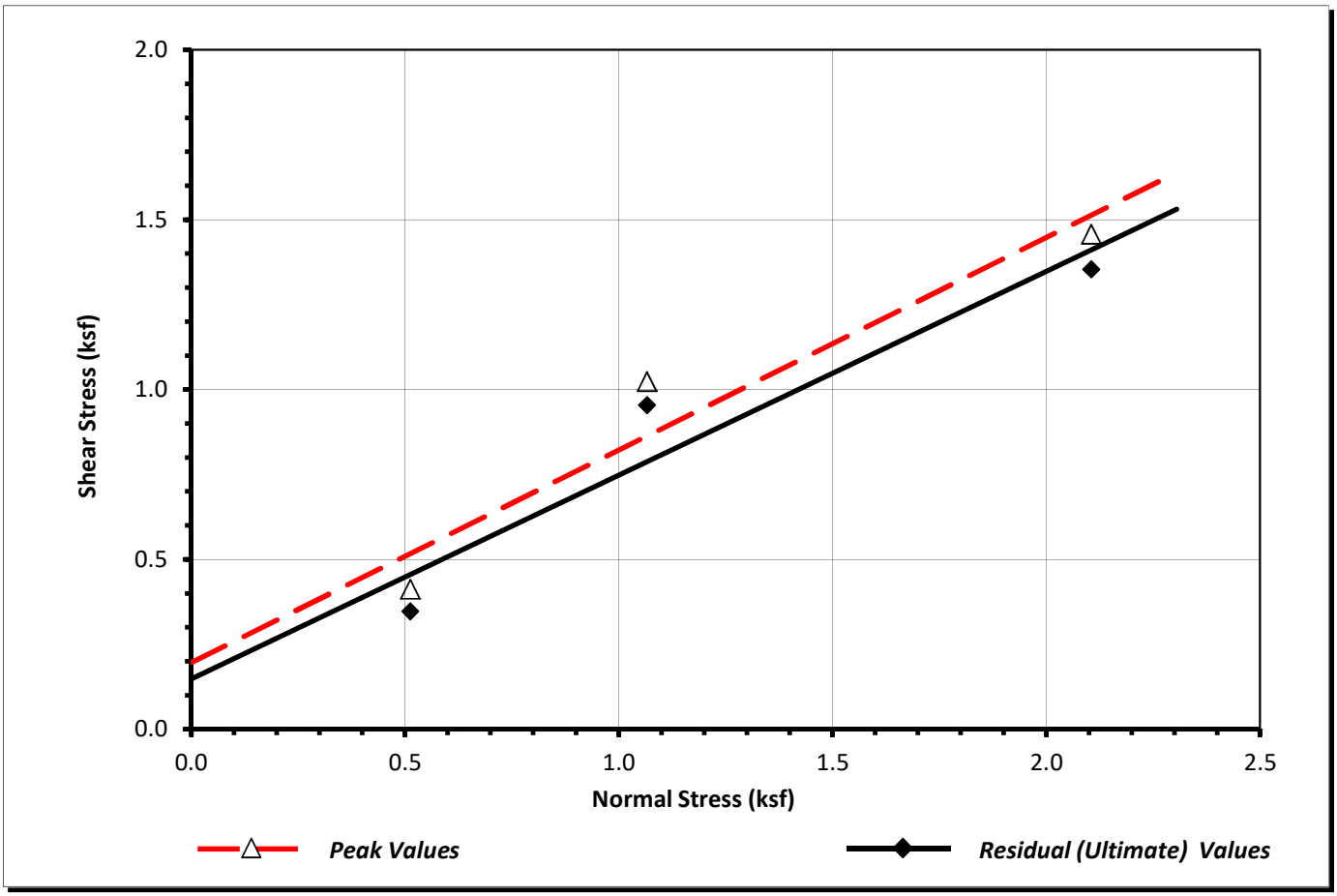
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Project:	**Prop. Residential Development - Tract No. 8788 Covina, CA**		
Plate D -1	**Direct Shear Test Result (ASTM D 3080-11 Test Method)**		
Project No.:	**7211.24**	Date:	**May, 2025**





Sample	*B-3 @ 10'*			Dry Density (pcf)	*87.2*
Description	*Brown silty sand w/ trace fine gravel*			Moisture Content (%)	*3.3*
ϕ-angle (degree)	*31.0*	>	Ultimate (Residual)	*32.0*	⟩ Peak
Cohesion (ksf)	*0.148*			*0.196*	

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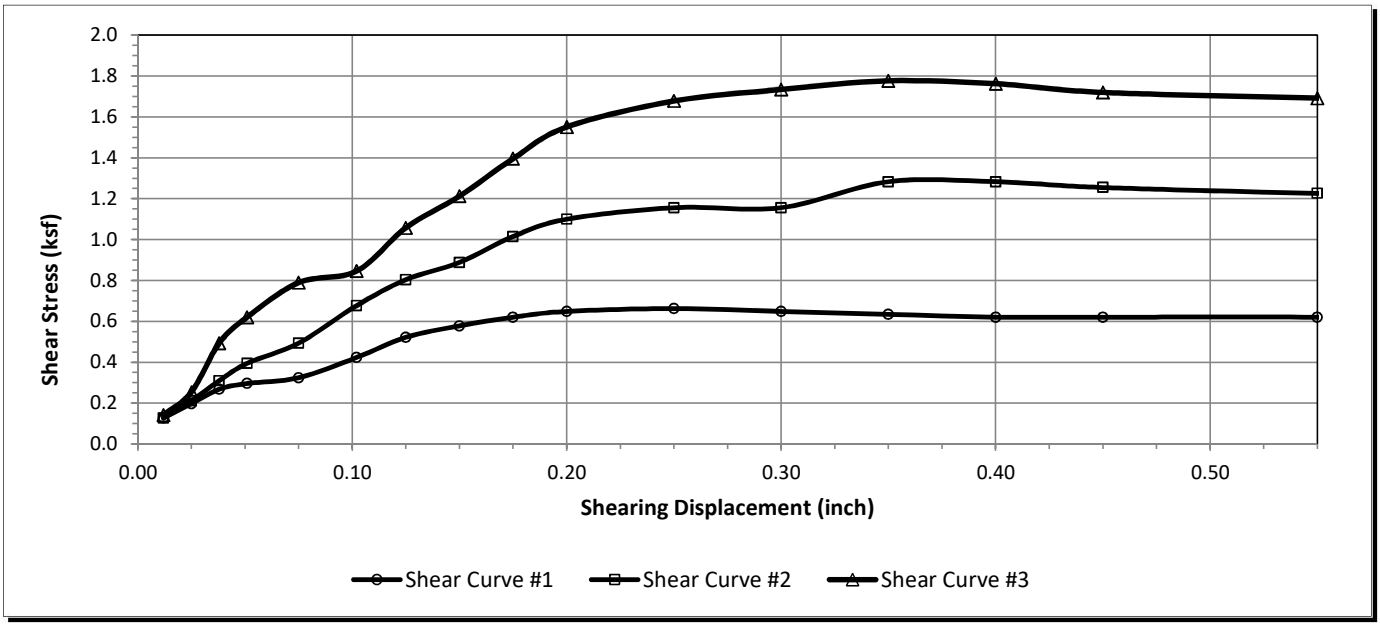
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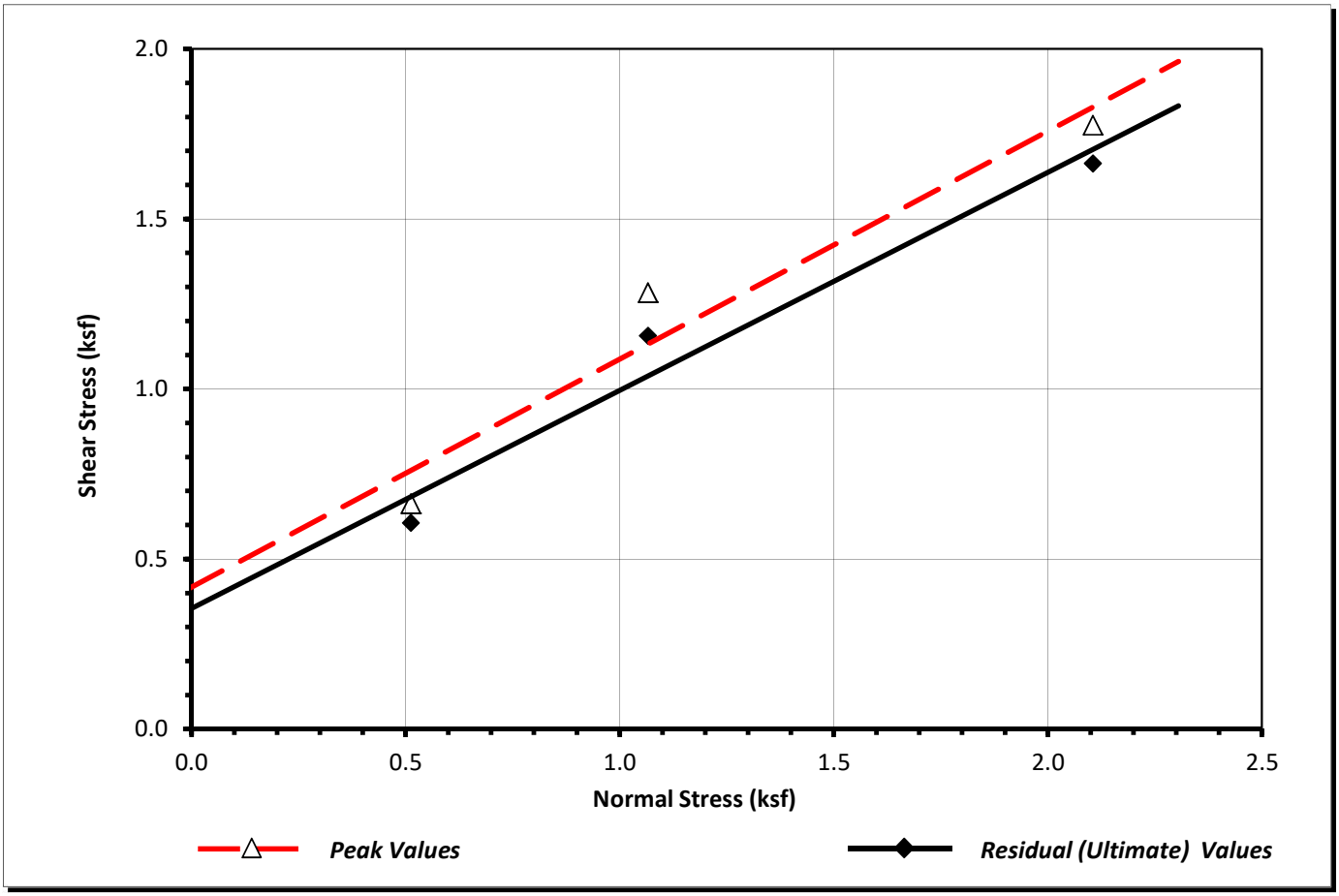
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Project:	**Prop. Residential Development - Tract No. 8788 Covina, CA**		
Plate D -2	**Direct Shear Test Result (ASTM D 3080-11 Test Method)**		
Project No.:	**7211.24**	Date:	**May, 2025**





Sample	*B-4 @ 10'*			Dry Density (pcf)	*122.7*
Description	*Brown silty sand w/ trace gravel & silty clay*			Moisture Content (%)	*2.1*
ϕ-angle (degree)	*32.7*	>	Ultimate (Residual)	*33.8*	< Peak
Cohesion (ksf)	*0.354*			*0.417*	

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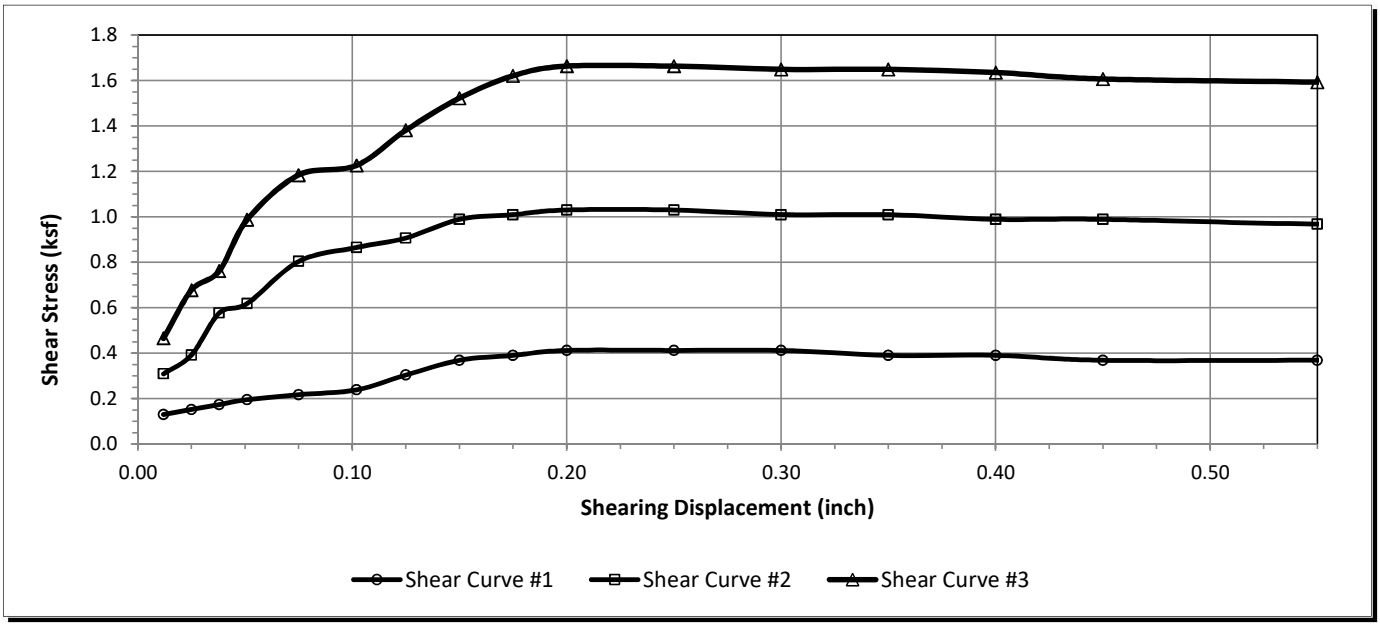
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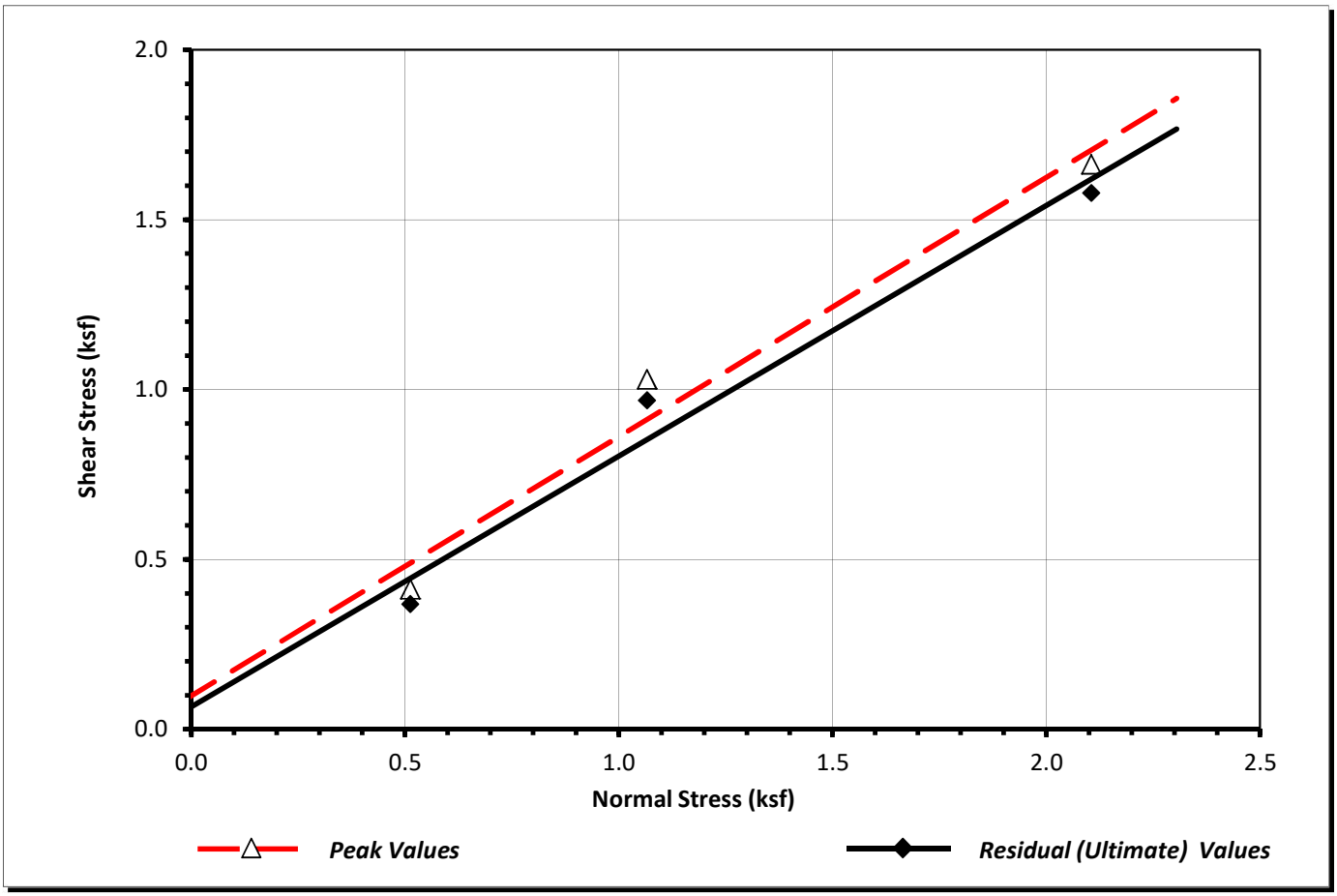
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Project:	Prop. Residential Development - Tract No. 8788 Covina, CA		
Plate D -3	**Direct Shear Test Result** (ASTM D 3080-11 Test Method)		
Project No.:	7211.24	Date:	May, 2025





Sample	*B-5 @ 2'*			Dry Density (pcf)	*85.5*
Description	*Brown silty sand w/ trace gravel & fine rock*			Moisture Content (%)	*23.4*
ϕ-angle (degree)	*36.4*	>	Ultimate (Residual)	*37.3*	< Peak
Cohesion (ksf)	*0.066*			*0.098*	

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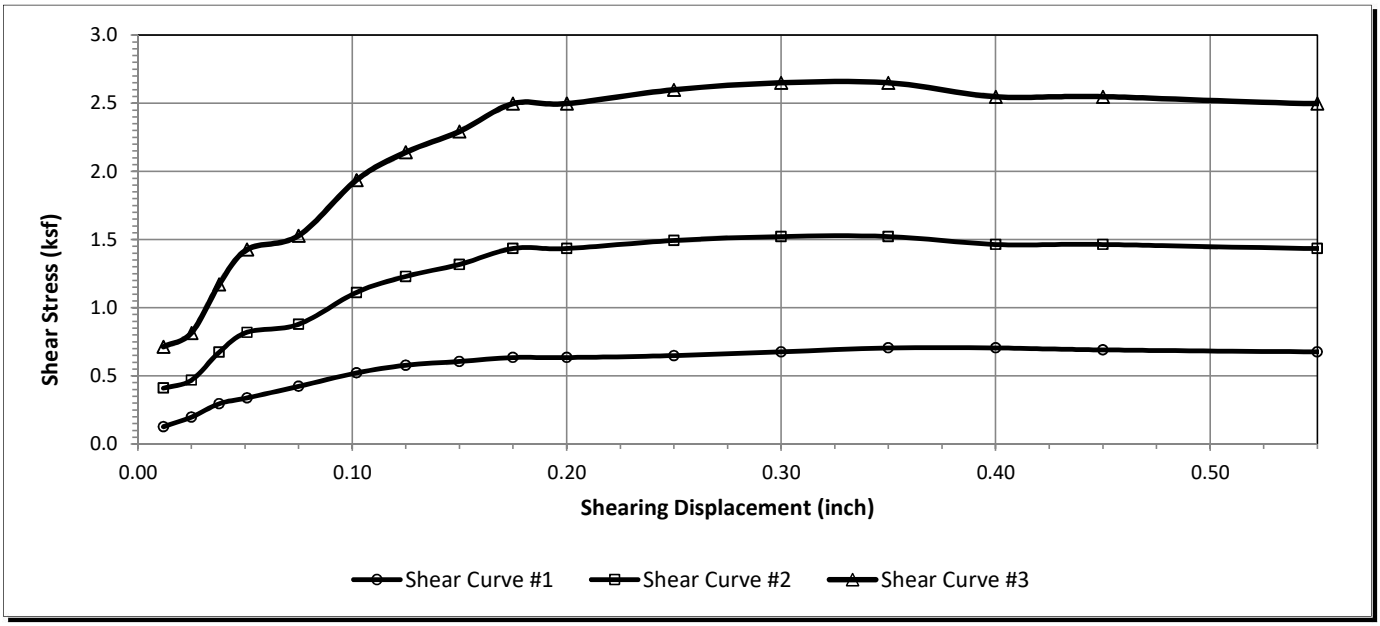
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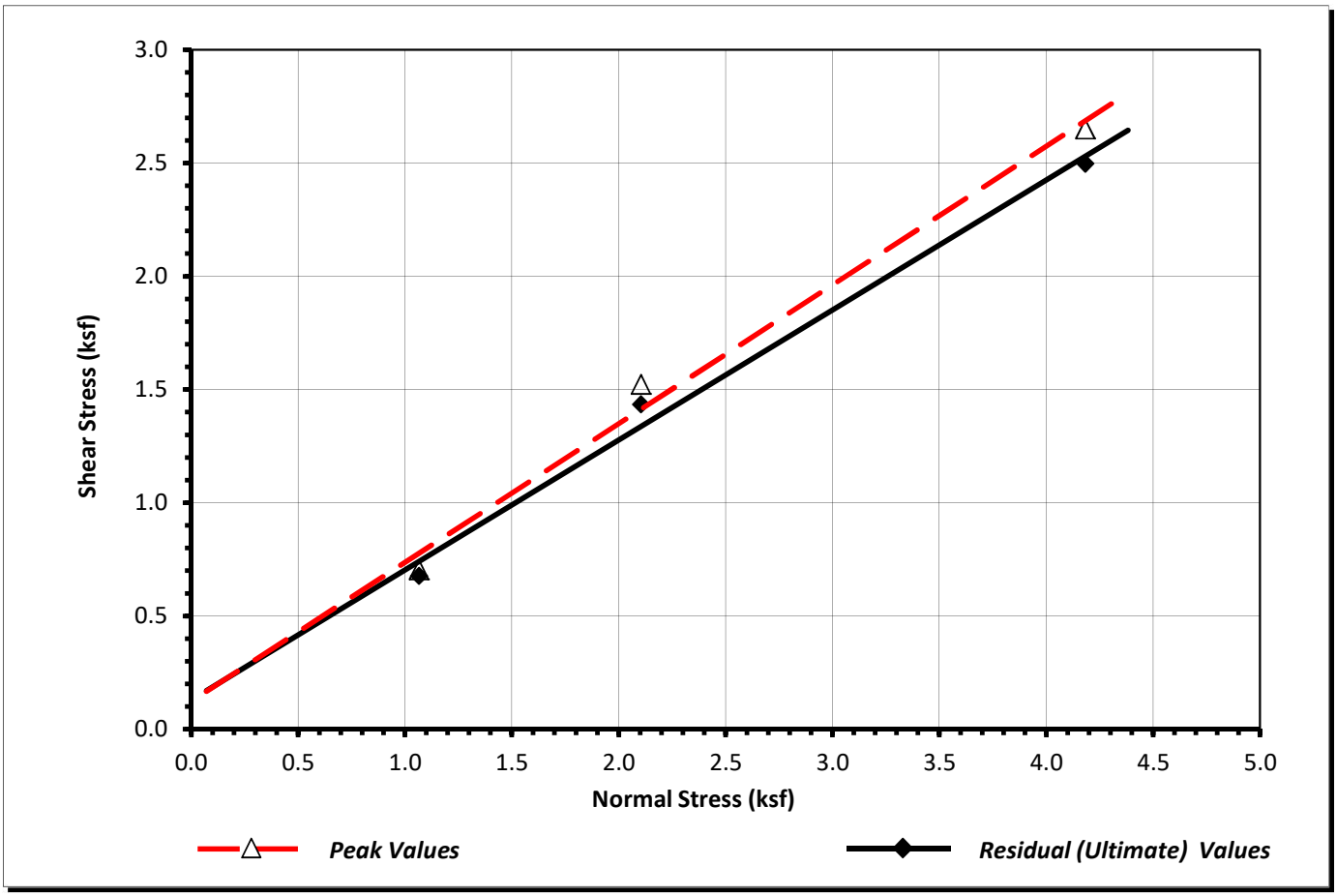
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Project:	**Prop. Residential Development - Tract No. 8788 Covina, CA**		
Plate D -4	**Direct Shear Test Result (ASTM D 3080-11 Test Method)**		
Project No.:	**7211.24**	Date:	**May, 2025**





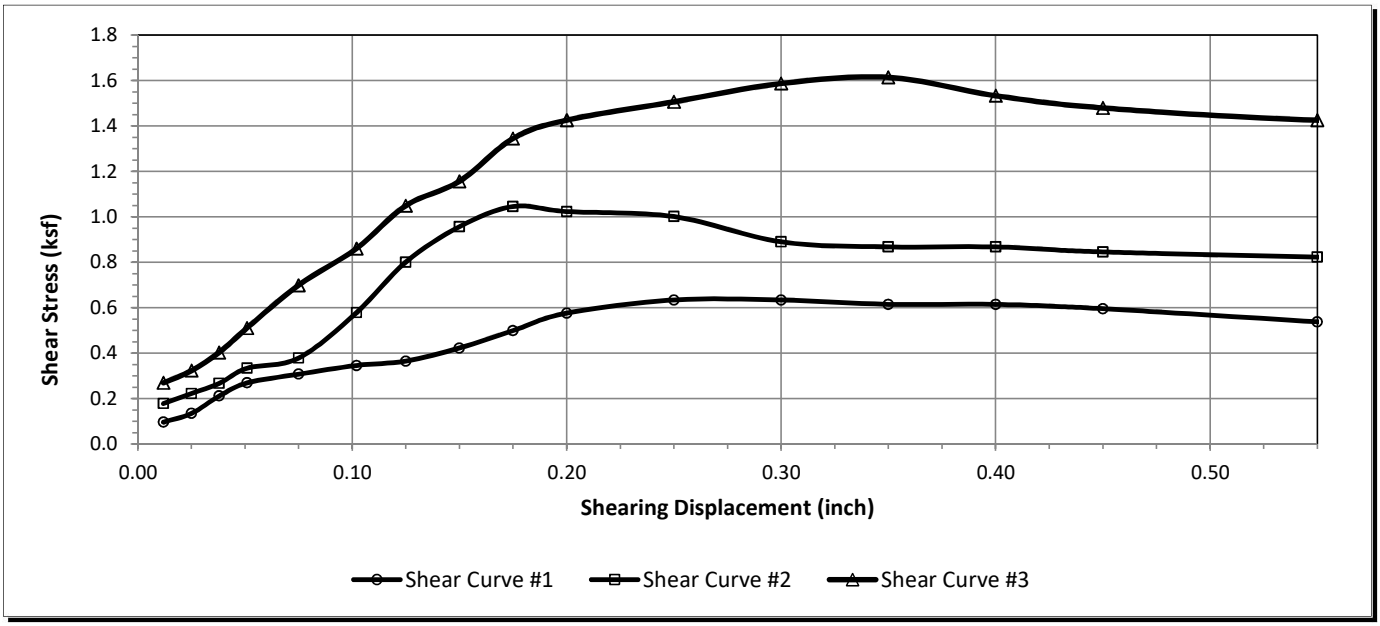
Sample	*B-5 @ 10'*			Dry Density (pcf)	*106.2*
Description	*Brown silty sand w/ trace gravel & fine rock*			Moisture Content (%)	*6.7*
ϕ-angle (degree)	*29.8*	>	Ultimate (Residual)	*31.5*	⟩ Peak
Cohesion (ksf)	*0.129*			*0.124*	

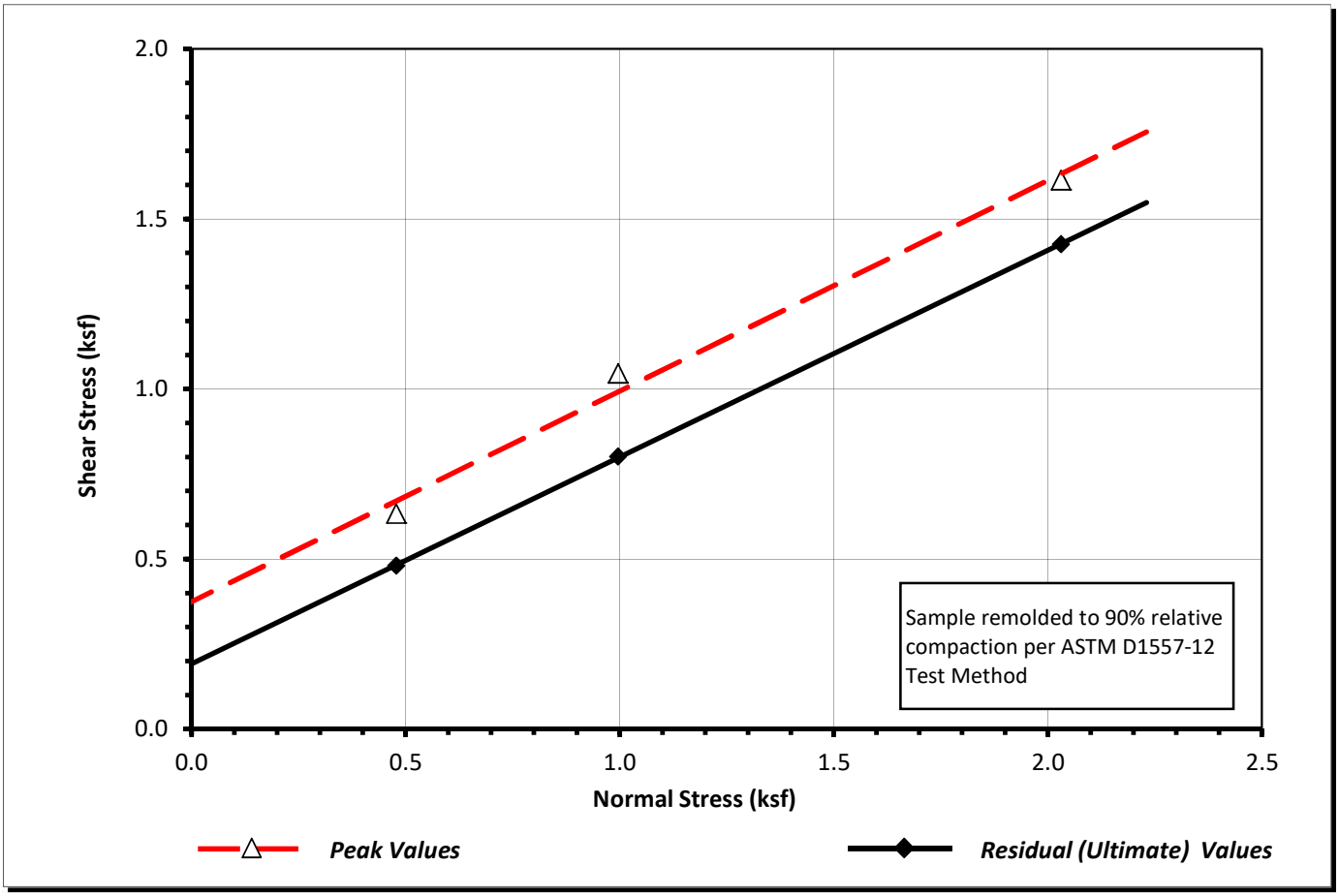
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Project:	**Prop. Residential Development - Tract No. 8788 Covina, CA**		
Plate D -5	**Direct Shear Test Result (ASTM D 3080-11 Test Method)**		
Project No.:	**7211.24**	Date:	**May, 2025**





Sample	***B-1 @ 1'-5'***		**Dry Density (pcf)**	***111.2***	
Description	***Brown silty sand w/ trace gravel & clayey silt***		**Moisture Content (%)**	***8.0***	
ϕ-angle (degree)	***31.3***	**Ultimate (Residual)**	***31.8***	**Peak**	
Cohesion (ksf)	***0.192***		***0.374***		

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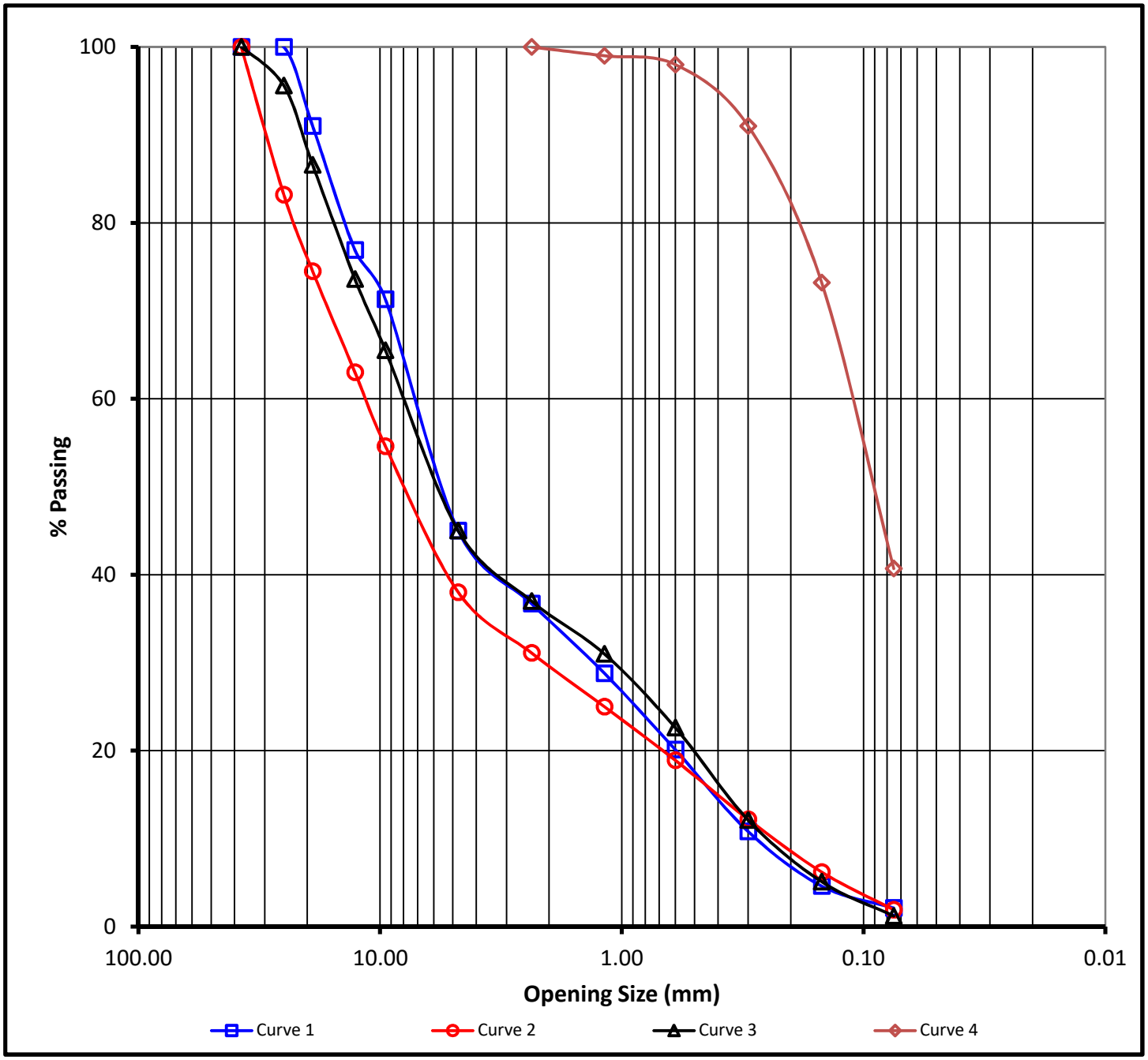
Associated Soils Engineering, Inc.

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Signal Hill, CA 90755

Tel (562) 426-7990 Fax (562) 426-1842

Project:	**Prop. Residential Development - Tract No. 8788 Covina, CA**		
Plate D -6	**Direct Shear Test Result (ASTM D 3080-11 Test Method)**		
Project No.:	**7211.24**	Date:	**May, 2025**



COBBLES	GRAVEL		SAND			SILT or CLAY
	coarse	fine	coarse	medium	fine	

Sample ID		
	Curve 1: P-1 @ 10' & B-2 @ 15' combined	*Curve 4: B-4 @ 5'*
	Curve 2: P-2 @ 10' & B-4 @ 15' combined	
	Curve 3: B-1 @ 20' & B-3 @ 15' combined	

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Tel (562) 426-7990; Fax (562) 426-1842

Project:	**Prop. Residential Development - Tract No. 8788 Covina, CA**		
Plate G-1	**Results of Gradation Analysis** (ASTM D422-63 (2007) Test Method)		
Proj. No.:	**7211.24**	Date:	**May, 2025**

Field Percolation Test Data Sheet

Project:	RC Homes, Tr 84582, San Dimas	Proj. No.:	7211.24	Test No.:	**BP-1**
Test Date:	3/18/2025	Tested by:	RN/JW		
Test Method:	Hollow stem auger boring	USCS Soil Classification:		SP (Sand & Gravel)	

Test hole Dimensions:	Depth	Diameter	Test Zone Area	
	150 in.	8 in	NA	NA

Time Interval Standard	Trial No.	Start Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Water Level (in)
	1	0825	12	96	138	42
	2					

Percolation Test			**Δt** Time Interval (min.)	**d_0** Initial Depth to Water (in)	**d_f** Final Depth to Water (in)	**Δd** Change in Water Level (in)	Measured Infiltration Rate (in/hr)
Trial No.	Start Time	Stop Time					
1	1215	1000	10	125.00	150.00	25.00	150.00
2	1230	1014	10	120.00	150.00	30.00	180.00
3	1243	1026	10	126.00	150.00	24.00	144.00
4	1304	1040	10	126.00	150.00	24.00	144.00
5	1319	1052	10	126.00	146.00	20.00	120.00
6	1331	1104	10	126.00	147.00	21.00	126.00
7	1344	1117	10	126.00	148.00	22.00	132.00
8	1403	1129	10	126.00	146.00	20.00	120.00
9	1131	1141	10	126.00	146.00	20.00	120.00
10	1143	1153	10	126.00	145.00	19.00	114.00
11	1156	1206	10	126.00	146.00	20.00	120.00
12	1209	1219	10	126.00	145.00	19.00	114.00

Calculations using the average of the last 3 readings	Change in Water Level (in.)	Discharged Volume Rate (in^3/hr)	Test Zone Surface Area (in^2)	Field Measured Infiltration Rate (in/hr)
	19.33	5,829.78	536.09	10.87

COMMENTS: Field Measured Rate = Discharged Volume Rate/Test Zone Surface Area

Design Reduction Factors: $RF_t = 2$, $RF_v = 1$, $Rf_s = 1$ Total Reduction Factor (RF) = 2

Design Infiltration Rate = Measured Rate/RF = 5.44 in/hr

(Reference: L.A. County Public Works GS200.2, 6/30/21)

Associated Soils Engineering, Inc.

Plate H-1

Field Percolation Test Data Sheet

Project:	RC Homes, Tr 84582, San Dimas	Proj. No.:	7211.24	Test No.:	**BP-2**
Test Date:	3/18/2025	Tested by:	RN/JW		
Test Method:	Hollow stem auger boring	USCS Soil Classification:		SP (Sand & Gravel)	

Test hole Dimensions:	Depth	Diameter	Test Zone Area	
	138 in.	8 in	NA	NA

Time Interval Standard	Trial No.	Start Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Water Level (in)
	1	0825	12	96	138	42
	2					

Percolation Test			**Δt** Time Interval (min.)	**d_0** Initial Depth to Water (in)	**d_f** Final Depth to Water (in)	**Δd** Change in Water Level (in)	Measured Infiltration Rate (in/hr)
Trial No.	Start Time	Stop Time					
1	0845	0855	10	102.00	132.00	30.00	180.00
2	0900	0910	10	114.00	138.00	24.00	144.00
3	0913	0923	10	96.00	128.00	32.00	192.00
4	0925	0935	10	102.00	131.00	29.00	174.00
5	0940	0950	10	111.00	133.00	22.00	132.00
6	0953	1003	10	102.00	129.00	27.00	162.00
7	1009	1019	10	102.00	127.00	25.00	150.00
8	1033	1043	10	96.00	126.00	30.00	180.00
9	1047	1057	10	102.00	132.00	30.00	180.00
10	1100	1110	10	102.00	131.00	29.00	174.00
11	1112	1122	10	102.00	131.00	29.00	174.00
12	1135	1145	10	102.00	132.00	30.00	180.00

Calculations using the average of the last 3 readings	Change in Water Level (in.)	Discharged Volume Rate (in^3/hr)	Test Zone Surface Area (in^2)	Field Measured Infiltration Rate (in/hr)
	29.33	8,845.74	787.41	11.23 in/hr

COMMENTS: Field Measured Rate = Discharged Volume Rate/Test Zone Surface Area

Design Reduction Factors: $RF_t = 2$, $RF_v = 1$, $Rf_s = 1$ Total Reduction Factor (RF) = 2

Design Infiltration Rate = Measured Rate/RF = 5.62 in/hr

(Reference: L.A. County Public Works GS200.2, 6/30/21)

Associated Soils Engineering, Inc.

Plate H-2

APPENDIX B - SITE FAULTING/SEISMICITY DATA

Plates I-1 and I-2	EQFAULT – Deterministic Estimation of Peak Acceleration from Digitized Faults
Plate LP-1	Calculations of Lateral Earth Pressure Values

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**********************
*                    *
*    E Q F A U L T   *
*                    *
*    Version 3.00    *
*                    *
**********************

DETERMINISTIC ESTIMATION OF
PEAK ACCELERATION FROM DIGITIZED FAULTS


JOB NUMBER: 7211.24
                                                DATE: 05-29-2025

JOB NAME: Proposed Residential Development
          5034 N. Clydebank Avenue, Covina, CA
CALCULATION NAME: Proposed Residential Development

FAULT-DATA-FILE NAME: C:\Program Files (x86)\EQFAULT1\CGSFLTE.DAT

SITE COORDINATES:
   SITE LATITUDE:  34.1035
   SITE LONGITUDE:  117.9205

SEARCH RADIUS:   62  mi

ATTENUATION RELATION:  20) Sadigh et al. (1997) Horiz. - Soil
   UNCERTAINTY (M=Median, S=Sigma): M       Number of Sigmas:  0.0
   DISTANCE MEASURE:  clodis
   SCOND:   0
   Basement Depth:  5.00 km     Campbell SSR:        Campbell SHR:
   COMPUTE PEAK HORIZONTAL ACCELERATION

FAULT-DATA FILE USED:  C:\Program Files (x86)\EQFAULT1\CGSFLTE.DAT

MINIMUM DEPTH VALUE (km):  0.0
```

EQFAULT SUMMARY
DETERMINISTIC SITE PARAMETERS

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT: MAXIMUM EARTHQUAKE MAG.(Mw)	PEAK SITE ACCEL. g	EST. SITE INTENSITY MOD.MERC.
SIERRA MADRE	3.4(5.4)	7.2	0.548	X
SAN JOSE	4.8(7.8)	6.4	0.377	IX
RAYMOND	5.7(9.2)	6.5	0.366	IX
CLAMSHELL-SAWPIT	6.8(10.9)	6.5	0.330	IX
PUENTE HILLS BLIND THRUST	8.0(12.8)	7.1	0.371	IX
WHITTIER	9.3(15.0)	6.8	0.233	IX
UPPER ELYSIAN PARK BLIND THRUST	10.7(17.2)	6.4	0.218	IX
CUCAMONGA	10.9(17.5)	6.9	0.279	IX
CHINO-CENTRAL AVE. (Elsinore)	10.9(17.5)	6.7	0.255	IX
VERDUGO	12.8(20.6)	6.9	0.246	IX
HOLLYWOOD	17.8(28.6)	6.4	0.134	VIII
SAN ANDREAS - Cho-Moj M-1b-1	22.9(36.9)	7.8	0.183	VIII
SAN ANDREAS - Mojave M-1c-3	22.9(36.9)	7.4	0.148	VIII
SAN ANDREAS - 1857 Rupture M-2a	22.9(36.9)	7.8	0.183	VIII
SAN ANDREAS - Whole M-1a	22.9(36.9)	8.0	0.201	VIII
ELSINORE (GLEN IVY)	23.7(38.1)	6.8	0.100	VII
NEWPORT-INGLEWOOD (L.A.Basin)	24.3(39.1)	7.1	0.118	VII
SIERRA MADRE (San Fernando)	24.5(39.5)	6.7	0.116	VII
SAN GABRIEL	25.4(40.8)	7.2	0.120	VII
SAN JACINTO-SAN BERNARDINO	25.5(41.1)	6.7	0.086	VII
SAN ANDREAS - SB-Coach. M-2b	27.3(44.0)	7.7	0.148	VIII
SAN ANDREAS - San Bernardino M-1	27.3(44.0)	7.5	0.132	VIII
SAN ANDREAS - SB-Coach. M-1b-2	27.3(44.0)	7.7	0.148	VIII
SAN JOAQUIN HILLS	28.3(45.5)	6.6	0.091	VII
SANTA MONICA	28.5(45.8)	6.6	0.091	VII
CLEGHORN	29.8(47.9)	6.5	0.062	VI
NORTHRIDGE (E. Oak Ridge)	30.5(49.1)	7.0	0.110	VII
PALOS VERDES	31.5(50.7)	7.3	0.101	VII
MALIBU COAST	35.4(56.9)	6.7	0.075	VII
NEWPORT-INGLEWOOD (Offshore)	35.4(57.0)	7.1	0.077	VII
SANTA SUSANA	36.2(58.3)	6.7	0.072	VII
SAN JACINTO-SAN JACINTO VALLEY	39.8(64.0)	6.9	0.058	VI
NORTH FRONTAL FAULT ZONE (West)	40.1(64.5)	7.2	0.092	VII
HOLSER	41.9(67.4)	6.5	0.051	VI
ANACAPA-DUME	45.0(72.5)	7.5	0.099	VII
ELSINORE (TEMECULA)	45.7(73.5)	6.8	0.045	VI
SIMI-SANTA ROSA	45.8(73.7)	7.0	0.067	VI
OAK RIDGE (Onshore)	49.8(80.1)	7.0	0.060	VI
SAN ANDREAS - Carrizo M-1c-2	53.1(85.5)	7.4	0.058	VI
SAN CAYETANO	53.4(85.9)	7.0	0.055	VI

-END OF SEARCH- 42 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.

THE SIERRA MADRE FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 3.4 MILES (5.4 km) AWAY.
LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.5477 g

Calculations of Lateral Earth Pressure Values

γ (pcf)	120.10	S_{DS}	1.101			
PGA (= S_{DS}/2.5) (g)	0.440		K_h	0.374	0.017	A4
Φ_P (degree)	31.80		K_a	0.316	0.249	X
Φ_U (degree)	31.30		K_v	0.250		
β (degree)	0.00	(level)				
	26.50	(2H:1V)				
δ (degree)	0.00					
θ (degree)	0.00					
C (psf)	192.00					
Coefficient of Friction		0.61	use =>	0.40		

Site Soils

Project No.: 7211.24

Date: 5/29/2025

	Static (pcf EFP)			Seismic (lb/ft)[1]		
At-Rest (Top-Restrained)	K_o	$P_{o\ (cal'c)}$	$P_{o\ (report)}$	$\Delta P_{OE\ (cal'c)}$[2]	$\Delta P_{OE\ (report)}$[2]	Point of Application of Resultant Seismic Lateral Force
Level (β = 0°)	0.480	57.71	58.00	17.98	18.00 H^2	1/3H from Ret. Wall Footing Bottom
Sloping 2:1 (β = 26.5°)	0.480	72.05	73.00			
Active (Cantilevered)	K_A	$P_{A\ (cal'c)}$	$P_{A\ (report)}$	$\Delta P_{AE\ (cal'c)}$[3, 4]	$\Delta P_{AE\ (report)}$[3, 4]	
Level (β = 0°)	0.316	37.98	38.00	11.11	12.00 H^2	1/3H from Ret. Wall Footing Bottom
Sloping 2:1 (β = 26.5°)	0.490	58.87	59.00	18.51	19.00 H^2	1/3H from Ret. Wall Footing Bottom
Passive	K_P	$P_{P\ (cal'c)}$	$P_{P\ (report)}$			
Level (β = 0°)	3.163	379.82	253.00			
Sloping 2:1 (β = 26.5°)	8.160	979.99	559.00			

1. Per LA County Admin. Manual S004.0 with Rev. dated 1/6/2020.
2. For Level backfill; $\Delta P_{OE} = 1/2\gamma H^2(0.68PGA/g)$
3. For Level backfill; $\Delta P_{AE} = 1/2\gamma H^2(0.42PGA/g)$
4. For Sloping backfill not steeper than 2:1 (H:V) & displacement not more than 5 cm; $\Delta P_{AE} = 1/2\gamma H^2(0.70PGA/g)$

Plate LP-1

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APPENDIX C - LIST OF REFERENCES - continued

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20. Federal Emergency Management Agency, 2008, National Flood Insurance Program, Flood Insurance Rate Map, Los Angeles County, California and Incorporated Areas, Map Number 06037C1700F, effective date September 26.

21. Civil Engineering Pavements, Design Manual 5.4 (DM 5.4), 1979, Department of the Navy, Naval Facilities Engineering Command, 60 pp.

22. Corrosion Guidelines, Version 2.0, November 2012, Published by California Department of Transportation (Caltrans), 44p.

23. Bridge Design Specifications, September 2003, Published by California Department of Transportation (Caltrans).

24. Los Angeles County Public Works GMED, 2017, Guidelines for Geotechnical Investigation and Reporting Low Impact Development Stormwater Infiltration, Administrative Manual GS200.2, dated June 30.

25. County of Los Angeles Public Works Publication S004.0: Seismic Earth Pressures on Retaining Walls, January 6, 2020.

DUKE CRM

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September 11, 2025

Zachary Nordby
RC Homes, Inc.
550 N. Larchmont Blvd., Ste. 201
Los Angeles, CA 90004

Subject: Cultural Resources Assessment for Tentative Tract Map 84788, Located in the County of Los Angeles, California (Project Number C-0609)

Dear Mr. Nordby:

At the request of RC Homes, Inc. (CLIENT), Duke Cultural Resources Management, LLC (DUKE CRM) has prepared a cultural resources assessment for the Tentative Tract Map (TTM) 84788 Project (Project), located near Covina in unincorporated Los Angeles County (County), California. The Project is subject to the California Environmental Quality Act (CEQA), with the County as the lead agency for CEQA.

The Project is located on what is currently the Alice M. Ellington Elementary School property at 5034 North Clydebank Avenue in unincorporated Los Angeles County. The Project is depicted within Section 10 of Township 1 South, Range 10 West on the *Baldwin Park, Calif.* 7.5-minute United States Geographical Survey (USGS) topographic quadrangle. The proposed Project would involve construction of 104 single-family homes on 8.53 acres within Assessor's Parcel Number (APN) 8410-028-900. The maximum depth of ground disturbance for the proposed Project will be approximately five (5) feet for overexcavation.

The cultural records search and field survey were conducted by Lauren Biltonen, Bachelor of Arts (B.A.), Archaeologist with DUKE CRM. The historical evaluation of the Project property was conducted by Dana Supernowicz, Master of Arts (M.A.), RPA, Architectural Historian. This report was prepared by Alexandria Bulato, B.A. Ms. Bulato is the Archaeologist assigned to the Project for DUKE CRM. Ms. Bulato has worked in all phases of archaeology (archival research, field survey, testing and data recovery excavation, laboratory analysis, report preparation, and construction monitoring) since 2016, and she holds a B.A. in Anthropology from California State University (CSU) San Bernardino. All work was conducted under the direct supervision of Curt Duke, M.A., RPA. Mr. Duke is the Principal Archaeologist of DUKE CRM and meets the professional qualifications of the Secretary of the Interior for prehistoric and historical archaeology. Mr. Duke holds an M.A. in Anthropology from CSU Fullerton, and he has worked in all phases of archaeology since 1994.

Research

CHRIS Records Search

DUKE CRM conducted a records search at the South Central Coastal Information Center (SCCIC) on August 5, 2025. The SCCIC is located at California State University, Fullerton and is the repository for all cultural resource data for Los Angeles County as part of the California Historical Resources Information System (CHRIS). The records search included a review of all recorded cultural resources within a ½-mile radius of the Project, as well as a review of known cultural resource survey and excavation reports.

The records search did not identify any previously recorded cultural resources within the Project area. One (1) cultural resource is documented within ½-mile of the Project. This resource, P-19-188983, is a historic built environment resource consisting of a segment of the Los Angeles Department of Water & Power (LADWP) Boulder Dam – Los Angeles 287.5 kV Transmission Line. The recorded segment is located approximately 0.4

miles north of the Project. The transmission line was constructed between 1935 and 1936 and runs for approximately 270 miles from the Hoover Dam to the Century Receiving Station near Watts. The resource has been determined eligible for listing in the National Register of Historic Places (NRHP) both individually and as a contributor to an eligible multi-component resource based on its association with the Hoover Dam, and is listed in the California Register of Historical Resources (CRHR).

The records search also identified one (1) cultural resource study conducted within ½-mile of the Project. This study, LA-09257, was a small Phase I study that did not include the Project area and did not identify any resources within the Project.

Additionally, DUKE CRM examined the California Built Environment Resources Directory (BERD), which includes the NRHP, CRHR, California Historical Landmarks, and California Points of Historical Interest. The BERD did not identify any cultural resources within the Project.

Sacred Lands File Search / Native American Coordination

A Sacred Lands File (SLF) search request was submitted to the Native American Heritage Commission (NAHC) on July 24, 2025. The purpose of this request was to ascertain the presence of known sacred sites, Native American cultural resources, and/or human remains within the boundaries of the proposed Project, and to obtain a list of tribal organizations who may have knowledge of cultural resources within or near the proposed Project. On August 6, 2025, the NAHC responded to DUKE CRM's request and indicated that the SLF search results were negative for Native American cultural resources identified within the SLF for the Project location. The NAHC also provided a contact list that included 16 individuals representing eight (8) tribal organizations. See Attachment 3 for NAHC correspondence.

Other Research

The Project area is underlain by young alluvial deposits of Holocene age (Morton and Miller 2006), which can have a high potential to contain buried archaeological deposits in areas with low-energy deposition. The Project is in close proximity to several small former natural drainages, which indicates a high sensitivity for buried archaeological deposits due to the low energy of soil deposition and proximity to water sources. The nearest ethnographically known village to the Project is *Ashunkshanga*, thought to have been located in present-day Azusa approximately 2.5 miles northeast of the Project. Another ethnographically known village, *Weniinga*, was thought to be located near present-day Valinda approximately 3.5 miles southwest of the Project (McCawley 1996).

A review of historical aerial photographs and historical topographic maps was conducted using the University of California, Santa Barbara's online *FrameFinder* program and the USGS Historical Topographic Map Explorer. The 1925, 1933, and 1939 *Azusa, Calif.* 1:24,000 historical topographic maps do not depict any development within the Project area. A 1948 historic aerial image shows the Project as undeveloped agricultural land, and shows the Little Dalton Wash as a natural drainage running northeast to southwest adjacent to the Project area. The 1953 *Baldwin Park, Calif.* 1:24,000 historical topographic map does not depict any development within the Project area, but shows the Little Dalton Wash northwest of the Project. A 1954 historic aerial image again shows the Project as undeveloped land but shows that Aspan Avenue had been developed along the eastern Project boundary by this time, and homes had been constructed along adjoining streets to the east. A 1964 historic aerial image shows that the Project property had been constructed by this time, as well as the residential neighborhood south of the Project along East Tudor Street and northwest of the Project between North Clydebank Avenue and the Little Dalton Wash, which appears to have been channelized by this time. The 1966 *Baldwin Park, Calif.* 1:24,000 historical topographic map shows the Project property labeled "Ellington School."

Field Survey

On August 12, 2025, an intensive pedestrian survey of the Project area was conducted by Lauren Biltonen, B.A., Archaeologist at DUKE CRM. The survey area included the entirety of the 8.53-acre Project property. The purpose of the survey was to characterize and document the Project area, document the Ellington School for recordation and evaluation for eligibility for the CRHR, and to identify additional cultural resources within the Project area. Pedestrian survey transects were spaced no greater than 15 meters apart in unpaved portions of the Project. The unpaved portions of the Project appeared extensively disturbed by school construction and landscaping. Ground visibility was poor (between zero percent and 30 percent) in unpaved areas due to non-native vegetation cover. Buildings, structures, and features within the Project area were photographed.
The field survey identified one (1) previously unrecorded historic era cultural resource, the Alice M. Ellington Elementary School. This resource was photographed and documented during field inspection for formal recordation and evaluation for eligibility for the CRHR. No additional cultural resources were identified during the field inspection. See Attachment 3 for photographs from the field survey.

CRHR Evaluation

The following is a summary of the evaluation of the Project property by Mr. Supernowicz. The complete evaluation can be found on the DPR forms prepared for the Alice M. Ellington Elementary School (Attachment B).

The subject property consists of the Alice M. Ellington Elementary School. The school was reportedly completed in 1955 and closed in June 2023, and is surrounded by residential neighborhoods with homes that date to the 1950s. The school is comprised of five (5) primary classroom buildings; an administrative building; an all-purpose auditorium building; and ancillary buildings, several of which are modular in design. On the north end of the school is a paved asphalt parking lot, in the middle is a paved asphalt sports area, and on the far south end is a grassy sports field. The primary design elements of the 1955 classrooms are banks of window and exaggerated roof eaves along the front with brick cladding skirt and large concrete panels on the back walls with clerestory windows above the panels and shorter roof eaves. Character defining features of the two (2) rectangular-shaped parallel school classrooms facing North Clydebank Avenue include steel-framed curtain wall construction with painted concrete modular panels; low, horizontally oriented massing with shallow gable roofs; exaggerated roof overhangs; banks of plate glass windows with metal frames; and aluminum windows with louvers in the rear set at a higher elevation than the front, with the front windows rising upward to just under the roof eave terminating on a brick skirt that continues along the front of each of the classrooms interrupted only by flush doors with a single light. On the southern end of the school campus is a brick incinerator and chimney, followed by three prefabricated shed-roof buildings clad with T1-11 plywood siding and each having exaggerated eaves. These classrooms are adjoined to the brick-clad classrooms to the north via a steel pergola and concrete walkway.

Alice M. Ellington Elementary School represents a class of educational properties that were constructed throughout California in the 1950s to address an acute shortage of schools for the post-World War II "baby-boomer" generation. The city of Covina was founded in 1882 and is located in the heart of the eastern San Gabriel Valley, approximately 22 miles east of downtown Los Angeles. Covina's primary industry at the time of its founding was agriculture, and its population remained small through the early 1900s until after World War II, when the city's population grew to over 20,000 and became a suburb of Los Angeles (City of Covina Website 2025). The school was constructed in 1955, after the Gladstone School District received funding for a new elementary school in an area then known as the "Orange Avenue Junction" due to the prevalence of orange groves in the area prior to the 1950s. The school was named after judge and school board member Alice M. Ellington, who at that point had lived in the neighboring city of Azusa for 34 years (*Pasadena Star-News*, May

17, 1951). The school was designed by architectural firm Balch, Bryan, Perkins, and Hutchason, who were influential school architects in southern California during the 1950s (Western Architect and Engineer 1958). School design, particularly for elementary schools, became a significant part of the workload of architects throughout California during this period.

The CRHR lists properties of local, state, or national significance based on four criteria: (1) association with significant historical events; (2) association with important historical individuals; (3) embodiment of distinctive architectural, construction, or artistic characteristics; or (4) potential to yield important historical or prehistorical information. The CRHR defines a significant resource as one that meets at least one (1) of the four (4) significance criteria and also retains integrity, meaning that it retains the ability to convey its significance. The purpose of this evaluation is to apply these significance criteria to the Alice M. Ellington School.

Under Criterion 1, the Alice M. Ellington School was among a group of elementary schools in the Covina area that opened during the 1950s. The 1950s was a significant period of change in Covina, resulting in the demise of the area's orange groves and the creation of single-family residential houses and modern highways, increasing the demand for more schools. The importance of local schools to emerging middle-class post-World War II families is apparent throughout southern California. The subject property retains good integrity of design, materials, workmanship, location, setting, feeling, and association, without any major alterations to the original campus buildings and the overall plan and landscaping of the school campus. However, the Alice M. Ellington School was not the first elementary school built in Covina after World War II. The Barranca Avenue school was the first K-6th grade school constructed beginning in 1950 to accommodate the population boom in the San Gabriel Valley, and is still in operation today. Although the Alice M. Ellington School was important to the post-war development of suburban housing in Covina, the school, now abandoned for the last few years, does not appear to be eligible for the CRHR under Criterion 1.

Under Criterion 2, the subject property was named after Alice M. Ellington, an early resident of Azusa, who was influential in the local school district for many decades. Historic documents do not suggest, however, that Ellington played a prominent role in the Ellington School after it opened. Ultimately, the subject property does not appear to be eligible for the CRHR under Criterion 2.

Under Criterion 3, the subject property reflects the Mid-Century Modern design ethos adopted by the firm of Balch, Bryan, Perkins, and Hutchason, who were influential school architects in southern California during the 1950s. The design of the original school classrooms from 1955 incorporates many of the architectural defining features of the 1950s and retains good integrity of design, materials, workmanship, location, setting, feeling, and association. A review of historic newspapers did not reveal any evidence that suggests the school's design was exceptional, as opposed to being more functional in providing additional classrooms for the children of Covina. Although the property retains good integrity it, nonetheless, does not appear to be an important example of Mid-Century Modern school architecture, and therefore does not appear to be eligible for the CRHR under Criterion 3.

Under Criterion 4, the subject property does not appear to have the potential to yield important information regarding engineering, construction methods, materials or technologies. Thus, the subject property does not appear to be eligible for the CRHR under Criterion 4.

In summary, although the subject property retains integrity, it is not strongly associated with a significant historic event or individual, does not appear to be an important example of the Mid-Century Modern architectural style, and does not have the potential to yield important historical information. Therefore, the

Alice M. Ellington school does not appear to be a significant resource per the CRHR under any of the four (4) criteria.

Conclusions

DUKE CRM assessed the proposed Project for impacts to cultural resources according to CEQA. No cultural resources have been previously recorded within the Project area. The area surrounding the Project is assessed as generally having a high sensitivity for buried archaeological deposits due to its location within an alluvial floodplain near prehistoric water sources. However, no prehistoric or historic archaeological sites are recorded within ½ mile of the Project, and the field survey characterized the Project area as being extensively disturbed from the construction of the Alice M. Ellington School. The Project is therefore assessed as having a low sensitivity to contain intact prehistoric or historic archaeological resources. One (1) historic built environment resource, the Alice M. Ellington School, was identified within the Project during the pedestrian survey. This resource was evaluated for eligibility for listing in the CRHR, and does not appear to be a significant resource per CRHR criteria. Based on these factors, the Project is assessed as having a low potential to impact cultural resources, and no further cultural resource investigation is recommended.

If previously unidentified cultural resources are unearthed during construction, work shall be halted in that area until a qualified archaeologist can assess the significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur in the area of the find until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or their authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

DUKE CRM appreciates the opportunity to provide cultural resource services in support of this project. If you have any questions or comments, you can contact me at (909) 684-2713, or by e-mail at alexbulato@dukecrm.com.

Sincerely,

DUKE CULTURAL RESOURCES MANAGEMENT, LLC



Alexandria Bulato, B.A.
Archaeologist



Curt Duke, M.A. RPA
Principal Archaeologist/President

Attachments

1: Project Maps
2: California DPR 523 Forms
3: Native American Heritage Commission Correspondence
4: Project Photographs

References

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2025 "History - Covina." www.covinaca.gov/our-city/about/history. Accessed August 28, 2025.

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ATTACHMENT 1

PROJECT MAPS



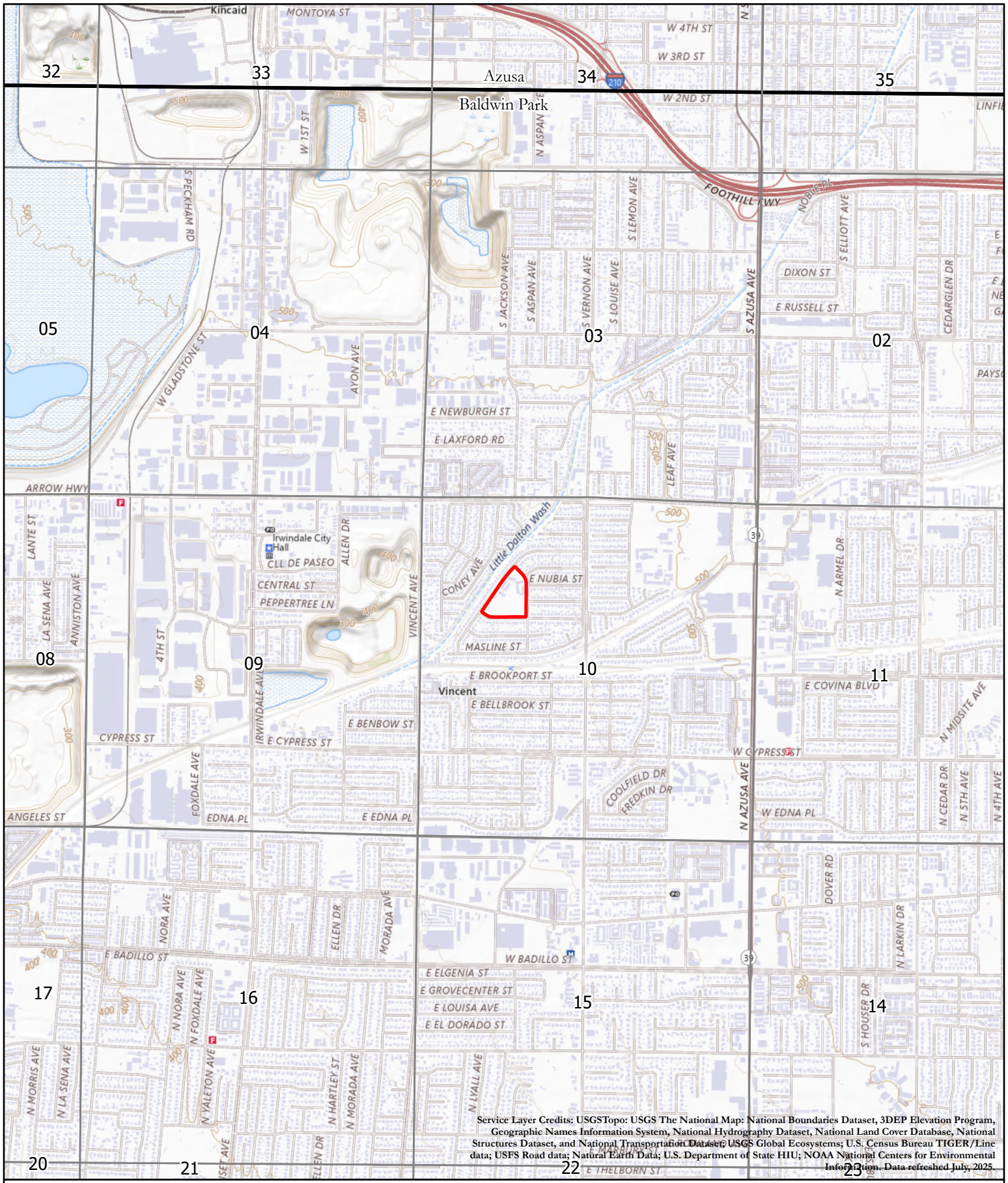
Figure 1. Vicinity Map
Clydebank Tract 84788, Covina (C-0609)

DUKE CRM

Project Area

0 5 10 Miles
0 5 10 Kilometers
N

1:500,000



Service Layer Credits: USGSTopo: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed July, 2025.

Figure 2. Project Location
Clydebank Tract 84788, Covina (C-0609)

Baldwin Park, Calif USGS 7.5-minute quadrangle
T1S, R10W, Section 10

Project Area

0 0.25 0.5 Miles
0 0.25 0.5 Kilometers
N

1:24,000

DUKE CRM



Figure 3. Project Aerial
Clydebank Tract 84788, Covina (C-0609)

DUKE CRM

Project Area

0 200 400 Feet
0 50 100 Meters
N
1:5,000

ATTACHMENT 2

CALIFORNIA DPR 523 FORMS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code ____ Reviewer _____ Date _____

 ***Resource Name or #:** Alice M. Ellington Elementary School

P1. Other Identifier: None
***P2. Location:** ☐ Not for Publication ■ Unrestricted ***a. County:** Los Angeles
b. USGS 7.5' Quadrangle: Baldwin Park, California 2021
c. Address: 5034 North Clydebank Avenue **City:** Covina **Zip**: 91722
d. UTM: N/A
e. Other Locational Data (APN #): The subject property is located on the east side of North Clydebank Avenue, flanked on the far east side by Aspan Avenue and on the south by E. Tudor Street, APN. 8410-028-900

.

***P3a. Description:** The subject property consists of the Alice M. Ellington Elementary School that is sited on an 8.529-acre parcel surrounded by residential houses that date to the 1950s. The school was reportedly completed in 1955 and closed in June 2023. The school, which lies in Los Angeles County, is part of the Azusa Unified School District. The school is comprised of five primary classroom buildings that appear to be divided in two, an administrative building, an all-purpose auditorium building, and ancillary buildings, several of which are modular in design. On the north end of the school is a paved asphalt parking lot, in the middle is a paved asphalt sports area, and on the far south end is a grassy sports field. The school is surrounded by a tall chain-link fence. The primary design elements of the 1955 classrooms are banks of window and exaggerated roof eaves along the front with brick cladding skirt and large concrete panels on the back walls with clerestory windows above the panels and shorter roof eaves. Character defining features of the two rectangular-shaped parallel school classrooms facing North Clydebank Avenue include steel-framed curtain wall construction with painted concrete modular panels, low, horizontally oriented massing with shallow gable roofs; exaggerated roof overhangs; banks of plate glass windows with metal frames, aluminum windows in the rear set at a higher elevation that the front with louvers with the front windows rising upward to just under the roof eave terminating on a brick skirt that continues along the front of each of the classrooms interrupted only by flush doors with a single light. On the far north end of the school bordering the asphalt parking lot is a rectangular building with a tall brick privacy wall facing North Clydebank Avenue that forms a rectangular space paved with asphalt abutting a multi-purpose building, characterized by a wall filled with brick, a short bank of metal-sash picture windows, a flush entry door, and a brick wall clad on the upper half with a corrugated metal screen that extends towards the end of the building, where there is a double flush door, an elevated door accessed via concrete steps, and a concrete stoop into a second double door. To the left of the door is a fiberglass sign that reads "ELLINGTON" and provided for announcements below the lettering. (refer to Primary Record, Page 2 of 2).

***P3b. Resource Attributes:** HP15 - Educational building.
***P4a. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: View looking south at the 1955 classrooms along North Clydebank Avenue.
***P6. Date Constructed/Age:** ■ Historic
1955; 1990s (Modular classrooms). Historic newspapers.
***P7. Owner and Address:**
***P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.
***P9. Date Recorded:** August 2025.
***P10. Type of Survey:** Architectural
■ Architectural Evaluation
Describe: Architectural Survey
***P11. Report Citation:** Architectural Assessment of the Cove at Clydebank, a Proposed Condominium Complex, 5034 North Clydebank Avenue, Covina, Los Angeles County, California 91722. Prepared for Duke Cultural Resources Management, LLC, 18 Technology Drive, Suite 103, Irvine, CA 92618. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, California 93953. August 2025.

***Attachments:** Building, Structure, and Object Record; Photograph Record

***P3a. Description: (Continued):**

Along North Aspan Avenue are three low, horizontally oriented buildings similar to the classrooms that face North Clydebank Avenue. The exception is that the building flanking the asphalt parking area has its gable end facing North Aspan Avenue and includes a fenced-in play yard, presumably for adolescent children. The classroom on the north end of the grouping along North Aspan Avenue forms a U in the center with the U facing into the paved sports or play yard. On the southern end of the school campus is a brick incinerator and chimney, followed by three prefabricated shed-roof buildings clad with T1-11 plywood siding and each having exaggerated eaves. These classrooms are adjoined to the brick-clad classrooms to the north via a steel pergola and concrete walkway. A detached, and presumably newer, building sited parallel with North Clydebank Avenue features T1-11 siding and a metal roof flanked on the front by a fenced play yard. The building to the east that runs parallel to the other classrooms, forming an interior alcove, features large divided light windows looking out towards the grassy sports field with a metal roofed pergola that wraps around the building to the west.

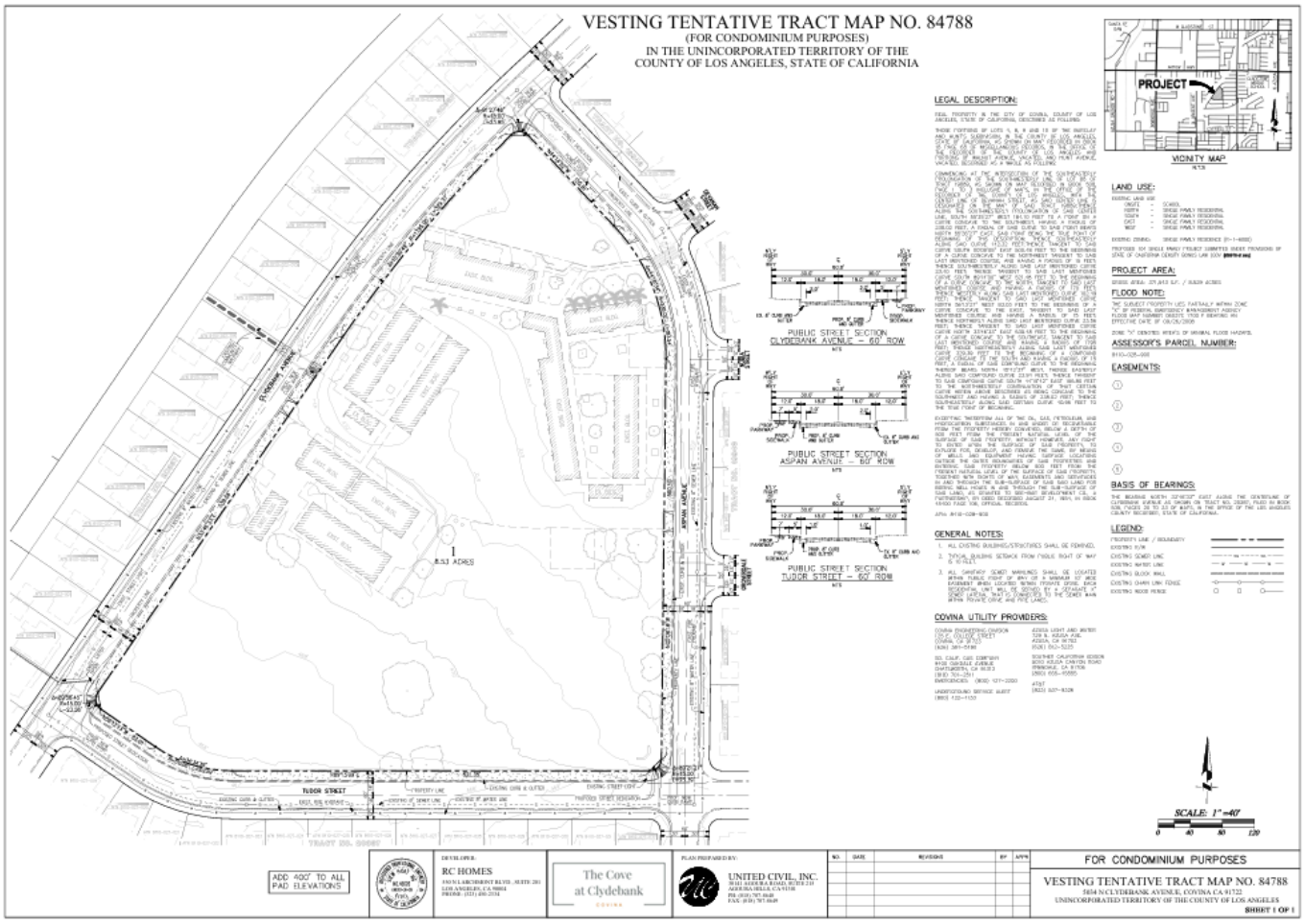


Figure 1: Vesting Tenative Tract Map No. 84788 of the School.

B1. Historic Name: Alice M. Ellington School
B2. Common Name: Alice M. Ellington School
B3. Original Use: K-8th Grade School **B4. Present Use:** Vacant/Closed
***B5. Architectural Style:** Mid-Century Modern School Architecture
***B6. Construction History:** Construction was begun in 1955 with prefabricated buildings added in the 1990s-2000s to the south end of the campus.
***B7. Moved?** ■ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:**
***B8. Related Features:** Residential houses that date from the early to late-1950s.
B9a. Architect: William Glenn Balch, Louis L. Bryan, John Loring Perkins, and W. K. Hutchason **B9b. Builder:** E. F. Wooschall
***B10. Significance: Theme:** Mid-Century Modern Architecture/Education **Area:** Covina
Period of Significance: 1955 **Property Type:** Educational Building **Applicable Criteria:** A, B, C & D

Alice M. Ellington Elementary School represents a class of educational properties that were built in the 1950s throughout California to address an acute shortage of schools for the post-World War II "baby-boomers." School design, particularly, elementary school design, became a significant part of the work-load of architects throughout California during this period. Covina was founded in 1882, is seven square miles and is located in the heart of the East San Gabriel Valley, approximately 22 miles east of Downtown Los Angeles. It is flanked by the 10, 210, and 605 Freeways, and State Route 57. Covina's population remained small through the early-1900s, the community's main industry being agriculture, but after World War II the city grew to over 20,000, becoming a suburb of Los Angeles (City of Covina Website 2025). In recent years, the Azusa Unified School District is reported to serve 16 schools and 7,187 students. On June 9, 2023, the Alice M. Ellington School closed due to declining enrollment and resource allocation (refer to BSO, page 2 of 12).

B11. Additional Resource Attributes: N/A
B12. References: City of Covina Website. "History - Covina." www.covinaca.gov/our-city/about/history. Accessed August 28, 2025; *Covina Argus*. Newspaper, Covina, California, December 29, 1955; Gebhard, D., and R. Winter. 2003. *An Architectural Guidebook to Los Angeles*. Layton, Utah: Gibbs Smith Publishing; Morgan, W. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City, New York: Alfred A Knopf. 2004; Moruzzi, Peter. The Abrams Guide to American House Styles. New York City, New York: Harry N. Abrams Inc. 2013; "National Register of Historic Places Multiple Property Documentation Form: The Case Study House Program: 1945-1966," National Register of Historic Places Inventory/Nomination Form. Los Angeles, California; Los Angeles Conservancy Modern Committee. https://npgallery.nps.gov/NRHP/GetAsset/54215cf5-9b1b-45af-875d-d8b965494d0d NPS (National Park Service). 1995; National Register Bulletin 15. "How to Apply the National Register Criteria for Evaluation." https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf. Accessed August 25, 2025; Pacific Coast Architectural Database (PCAD) Website. "John Loring Perkins (Architect)." www.pcad.lib.washington.edu/person/1672. Accessed August 28, 2025; *Pasadena Star-News* Newspaper, Pasadena, California, May 17, 1951; Western Architect and Engineer. "School Planning Balch Bryan Perkins Hutchason Architects." Volumes. 212-215, McGraw-Hill Company, California. 1958.

B13. Remarks: N/A
B14. Evaluator: Dana E. Supernowicz, Historic Resource Associates, 2001 3142 Bird Rock Road, Pebble Beach, CA 93953
Date of Evaluation: August 2025

(This space reserved for official comments.)

AERIAL PHOTOGRAPH (Google Earth 2025)



***B10. Significance: (Continued):**

The history of Alice M. Ellington Elementary School begins in the early-1950s, when the Gladstone School District received funding procuring bond money for a new kindergarten-6th grade school south of the 210 Freeway known as the "Orange Avenue Junction" area, a name given to the neighborhood where, prior to the 1950s, orange groves were cultivated. The school was named after judge and school board member Alice M. Ellington. In 1951, she had lived in Azusa, which borders Covina, and for the past 34 years had resided on E. Gladstone Avenue (*Pasadena Star-News*, May 17, 1951).

On December 29, 1955, the *Covina Argus* newspaper announced that "Construction was about to start on the new school":

> Another step toward relief of the critical classroom shortage in the Gladstone School District will be taken next week with the beginning of construction on the new Alice M. Ellington Elementary School it was announced this week by Milton J. Brownsperger, superintendent. E. F. Wooschall, general contractor, was awarded the contract on a bid of $512,438 for a total of 32,900 sq. feet. For the eight buildings in the educational plant, Balch, Bryan, Perkins, Hutchason, school specialists, are the architects. The school is situated on a triangular site between Clydebank and Aspan Avenues, and it will be the fourth state-financed project for the Gladstone District. Facilities include 16 classrooms, 2 kindergarten rooms, administration building and multi-purpose unit, with in-wall folding tables and benches seating 200. The multi-purpose building will be used as a cafeteria, assembly room and for rhythmic dancing. The buildings will be a combination of tilt-up, pre-cast, concrete panel and steel reinforced brick construction, it was reported. Other specifications include radiant floor panel heating, steel sash windows and adjustable, vertical aluminum window louvers to regulate sunlight in the multi-purpose building (*Covina Argus*, December 29, 1955: 1).

As noted in the newspaper article, William Glenn Balch, Louis L. Bryan, W. K. Hutchason, John Loring Perkins were the principal architects who designed the school. The firm was also credited with designing Pacoima Junior High School in Los Angeles and Wilson Elementary School in Tulare, California. U.C. Santa Barbara holds the design manual for the firm in their Architecture and Design Collection Museum Repository. According to the Pacific Coast Architectural Database (PCAD) Website, John Loring Perkins, one of the principals of the firm, was born on January 10, 1912 in Sioux Falls, South Dakota. He attended the University of Minnesota from 1934 to 1941, when he graduated with a Bachelor's degree in Architecture. Starting in 1934 until 1942, Perkins worked as a draftsman for his father Robert A. Perkins, whose architectural firm Perkins & McWayne, was located in South Dakota. From 1942 to 1943 Perkins worked as a site planner and designer for the firm of Giffels and Vallet located in Detroit, Michigan. In 1943, he left Giffels and Vallet to be a draftsman for the Metcalf-Hamilton Kansas City Bridge Company. A year later, in 1944, Perkins left Metcalf-Hamilton and began working as a draftsman for architect Henry L. Gogerty. John Loring Perkins died in 1994 (Pacific Coast Architectural Database Website 2025).

William Glenn Balch, another principal in the firm, was the considerably younger brother of theater architect Clifford Balch. Following the dissolution of the firm of Balch & Balch, in 1946 Clifford Balch formed a partnership with Louis L. Bryan. From 1945 to 1953, Perkins was a designer for William Glenn Balch & Louis L. Bryan. In 1953 Balch & Bryan became Balch, Bryan, Perkins, Hutchason, Architects, which operated in Los Angeles, with the addition of partners John Loring Perkins and W.K. Hutchason (Western Architect and Engineer 1958: 4).

Modern School Architecture

Post-World War II Modern School Architecture or Mid-Century Modernism is a term that reflects an emerging vocabulary of design that shared common elements expressed in a variety of buildings and structures constructed from the 1950s-1960s throughout the United States. Important architectural design elements include low-rise horizontal massing, flat or low-pitched roofs, large expanses of windows, long "fingerlike" corridors, compact clusters, or open-plan designs.

Key features to consider in evaluating this type of property includes original windows; doors; transom lights; interior details, such as wainscoting, decorative plaster, or unique ceiling treatments; and large assembly spaces, such as auditoriums or gymnasiums. Original layout is important in terms of assessing integrity, including the configuration of hallways, the placement of classrooms, and the flow of circulation. In the 1950s, layouts moved away from the symmetrical, multi-story buildings of the past towards more open, low-rise designs.

***B10. Significance: (Continued):**

Evaluation Criteria

The California Register of Historical Resources (California Register) lists properties of local, state, or national significance based on four criteria: (1) association with significant historical events; (2) association with important historical individuals; (3) embodiment of distinctive architectural, construction, or artistic characteristics; or (4) potential to yield important historical or prehistorical information. Resources must also retain "integrity," which means they must still convey their significance through aspects like location, design, materials, and association with their past.

CRHR 1: Alice M. Ellington School was among a group of K-6th grade schools located in Covina and West Covina that opened during the 1950s. The 1950s was a significant period of change in Covina, resulting in the demise of the area's orange groves and the creation of single-family residential houses and modern highways, such as the Arrow, which lies just to the north of the school. During this period, the demand for more schools for K-6th grade accelerated with the opening of the Alice M. Ellington Elementary School in 1955. As previously described, the school was modern in design, financed through bond money provided by the state, and designed by a respected architectural firm, established in 1953, focusing on modern architecture, including school design. Historic aerial photographs illustrate the rapid suburbanization of the project area, and by 1953, residential housing tracts had been built to the east of the school. By 1960, the school, which was completed in 1955, was surrounded by residential houses. The importance of local schools to emerging middle-class post-World War II families is apparent throughout southern California. Because the subject property retains good integrity of design, materials, workmanship, location, setting, feeling, and association, without any major alterations to the original campus buildings and the overall plan and landscaping of the school campus, the property reads like other 1950s era schools building in southern California after World War II. However, the Alice M. Ellington School was not the first elementary school built in Covina after World War II, the Barranca Avenue K-6th grade school was the first built around 1949-1950 to accommodate the population boom in the San Gabriel Valley, and is still in operation today, as compared to the Alice M. Ellington School. In conclusion, while the Alice M. Ellington School, which is now 70 years old, was important to the post-war development of suburban housing in Covina, the school, now abandoned for the last few years, does not appear to be eligible for the CRHR under Criterion 1.

CRHR 2: The subject property was named after Alice M. Ellington, an early resident of Azusa, who was influential in the local school district for many decades. Historic documents do not suggest, however, that Ellington played a prominent role in the Ellington School after it opened, but her name remains with the school and her participation extended well-beyond the Ellington School to other schools in the district, including Azusa. Ultimately, the subject property does not appear to be eligible for the CRHR under Criterion 2.

CRHR 3: The subject property reflects the Mid-Century Modern design ethos adopted by the firm of Balch, Bryan, Perkins, and Hutchason, who were influential school architects in southern California during the 1950s. The design of the original school classrooms from 1955 incorporates many of the architectural defining features of the 1950s and retains good integrity of design, materials, workmanship, location, setting, feeling, and association. A review of historic newspapers did not reveal any evidence that suggests the school's design was exceptional, as opposed to being more functional in providing additional classrooms for the children of Covina. Although the property retains good integrity it, nonetheless, does not appear to be an important example of Mid-Century Modern school architecture, and therefore does not appear to be eligible for the CRHR under Criterion 3.

CRHR 4: The subject property does not appear to have the potential to yield important information regarding engineering, construction methods, materials or technologies. Thus, the subject property does not appear to be eligible for the CRHR under Criterion 4.

***B10. Significance: (Continued):**

PHOTOGRAPHS



Photograph 1: View looking at the rear design of one of the 1955 classrooms. Note that several of the panels appear to have been replaced.



Photograph 2: Painting on the concrete panel walls of the northernmost 1955 classrooms.

***B10. Significance: (Continued):**



Photograph 3: View looking north at the central asphalt play court and the 1955 classrooms in the background.



Photograph 4: View looking east across the asphalt sports court at the 1955 brick-clad classrooms.

***B10. Significance: (Continued):**



Photograph 5: Architectural detail on a 1955 brick classroom wall with bathrooms, windows, drinking fountain, and sink.



Photograph 6: Close-up of window design, roof overhang, and brick skirt of one the easternmost 1955 classrooms.

***B10. Significance: (Continued):**



Photograph 7: Side view of one of the classrooms, illustrating the use of modular concrete panels for exterior walls.



Photograph 8: View of the architectural detail on the all-purpose auditorium building.

***B10. Significance: (Continued):**



Photograph 9: View of the front elevation of the 1955 classrooms facing North Clydebank Avenue.



Photograph 10: View of the brick incinerator along North Clydebank Avenue.

***B10. Significance: (Continued):**



Photograph 11: View of the circa-1990s classrooms on the southern end of the school campus.



Photograph 12: View of the southernmost group of classroom buildings dating from the 1980s-1990s.

***B10. Significance: (Continued):**



Photograph 13: View of the southernmost group of classrooms looking west.



Photograph 14: View of the circa-1990s modular building on the southern end of the campus facing North Clydebank Avenue.

***B10. Significance: (Continued):**



Photograph 15: View of the side elevation of the 1955 all purpose or auditorium building on the north end of the campus.



Photograph 16: View looking southwest at the front elevation of the 1955 all purpose or auditorium building.

***B10. Significance: (Continued):**



Photograph 17: View of residential houses fronting the school along North Clydebank Avenue.

ATTACHMENT 3

NATIVE AMERICAN HERITAGE COMMISSION CORRESPONDENCE

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Isaac Bojorquez
Ohlone-Costanoan

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Sara Dutschke
Miwok

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

COMMISSIONER
Vacant

ACTING EXECUTIVE SECRETARY
Michelle Carr

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

August 6, 2025

Alex Bulato
Duke Cultural Resources Management

Via Email to: alexbulato@dukecrm.com

Re: C-0609 Clydebank Tract 84788 Project, Los Angeles County

To Whom It May Concern:

As requested, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

If within two weeks of notification, a response has not been received, the Commission requests that you follow up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) information center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Mathew.lin@nahc.ca.gov.

Sincerely,

Mathew Lin

Mathew Lin, MPP
Cultural Resources Analyst

Attachment

ATTACHMENT 4

PROJECT PHOTOGRAPHS



Alice M. Ellington School front building. View to west.



Overview of front of school. View to southwest.



Classroom building façade. View to northeast.



Back building façade. View to north.



Classroom building façade. View to southeast.



Classroom building façade. View to southeast.



Southernmost outbuildings. View to northwest.



Southernmost outbuildings and playground. View to northeast.



Front building façade. View to southeast.



Brick oven structure. View to southwest.



Basketball court between school buildings. View to northwest.



Surrounding residences. View to southwest.

FINAL HYDROLOGY AND LID STUDY

FOR

Vesting Tentative Tract No. 84788

ESTU2025000314

5034 Clydebank Avenue
Covina, CA 91722

August 13, 2025





Prepared by:
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TABLE OF CONTENTS

1. Introduction 1
1.1 Project Description 1
1.2 Study Objectives 1
2. Regularity Jurisdiction 1
3. Hydrologic Data 1
4. Methodology 2
5. Hydrology Analysis 2
5.1 Existing Condition 2
5.2 Proposed Condition 3
5.3 Detention 4
6. Low Impact Development (LID) 5
7. Conclusion 5
References 6

TABLES

Table 1 – Existing Hydrology Summary
Table 2 – Proposed Hydrology and LID Summary
Table 3 – Detention Basin Outflow Calculation
Table 4 – Detention Basin Stage-Volume-Discharge Relation
Table 5 – LID Infiltration Systems Summary
Table 6 – Drawdown Time Calculation

APPENDIX

Appendix A - Vicinity Map
Appendix B - Hydrologic Data

Appendix C - Hydrology and LID Calculations

Appendix D - Allowable Peak Flow (Design Division, LACPW)

Appendix E - Detention Basin Routing and Hydrographs

Appendix F – Percolation Test Results

Hydrology Maps

1. Introduction

1.1 Project Description

The 8.53-acre project site is located at 5034 Clydebank Avenue in the City of Covina, an unincorporated area of Los Angeles County, California. The site is bounded by N Clydebank Avenue to the Northwest, by Tudor Street to the south, and by Aspen Avenue to the east and northeast (Appendix A). It is located 0.3 miles south of the West Arrow Highway and 0.2 miles east of N Vincent Avenue. The site was an abandoned school, and is within FEMA Zone X (Appendix A). The proposed development includes the construction of 104 single-family residences homes.

The project site is an irregular shaped parcel sloping from northeast to southwest. It will include a 26' wide private drive to access the residential homes along with a 4' sidewalk on each side.

1.2 Study Objectives

The purpose of this study is to:

- Determine 25-year peak flow of pre- and post-development conditions.
- Compare pre- and post-development peak flows along with allowable to determine detention necessity.
- Determine stormwater quality flow and volume, and design treatment measures and sizes to satisfy the Low Impact Development (LID) requirement.

2. Regularity Jurisdiction

The area of the study site is under the jurisdiction of the City of Covina. The City uses the Los Angeles County Department of Public Works manuals [1] [2]. All values are calculated in accordance with the manuals. The project site is not within the ULARA area.

3. Hydrologic Data

The project is in Isohyet Map 1-H1.21 (Baldwin Park Quadrant). The soil classification is Type 006. The 24-hour 50-year storm is 7.2 inches (Appendix B). The 85th percentile rainfall depth is 1.04 inches (Appendix C). The pre-development imperviousness was based on measurement. The proposed site includes 104 units of detached condo, for which imperviousness of 0.65, based on measurement, is used.

4. Methodology

The hydrology methodology used is the new modified rational method by the Los Angeles County Department of Public Works (LACDPW), Land Development Division. Time of concentration (Tc) is calculated using hydrologic calculator (HydroCalc) of LACDPW [3]. The Los Angeles County LID requirements for the proposed project will be satisfied as defined by the County of Los Angeles LID Manual (2014) [2].

5. Hydrology Analysis

5.1 Existing Condition

The site generally slopes from northeast to southwest. Based on the drainage pattern, the existing site is divided into two subareas (see Existing Hydrology Map).

Subarea A

This subarea consists of the north portion of the site. Runoff surface flows northwesterly onto Clydebank Avenue. Then runoff flows southerly along the curb into a catch basin near the junction with E. Tudor Street.

Subarea B

This subarea consists of majority of the site. Runoff surface flows southerly through the buildings and playground to the south end, then westerly onto Clydebank Avenue. This flow drains into the same catch basin as that of Subarea A.

There is no offsite run-on to the project site. The existing peak flow was calculated using HydroCalc for 25-year storm (Appendix C, Table 1).

5.2 Proposed Condition

The proposed onsite drainage is a combination of surface flow, area drain, street and gutter flow, catch basin, and storm drain. Based on the drainage pattern, the site can be divided into three subareas (see Proposed Hydrology Map).

Subarea A

This subarea consists of the north portion of the site. Runoff from the lots is intercepted by yard drains that connect to the storm drain Line “A” on A Drive under the private driveway and fire lane. Runoff from alley ways is intercepted by inlets at the end of the alley ways that connect to Line A on “A” Drive. Runoff on the street flows along curb and gutter into proposed inlets that are connected to Line “A” on A Drive.

Line “A” directs southerly. Near Unit 24, a diversion structure is proposed where low flow is diverted to a concrete box for infiltration. High flow bypasses and continues southwesterly in Line “A”.

Subarea B

This subarea consists of the eastern portion of the site. Runoff from the lots is intercepted by yard drains that connect to storm drain Line “B” on C Drive and B Drive under the private driveway and fire lane. Runoff from alley ways is intercepted by inlets at the end of the alley ways that connect to Line “B”. Runoff from the street flows southerly along curb and gutter into proposed inlets that are connected to storm drain Line “B”.

Line “B” directs flow southerly. Near the intersection of A Drive and B Drive, a diversion structure is proposed where low flow is diverted to a concrete box for infiltration. High flow bypasses and continues in Line “B”. At the immediate downstream of this diversion structure, Line “B” joins Line “A” and continues westerly towards the exit near the southwest corner of the site.

Subarea C

This subarea consists of the southwest portion of the site. Runoff from the lots is intercepted by yard drains that connect to storm drain Line “A” on A Drive under the private driveway and fire lane. Runoff from alley ways is intercepted by inlets at the end of the alley ways that connect to Line “A”. Runoff from the street flows southerly along curb and gutter into proposed inlets that are connected to storm drain Line “A”.

Line “A” directs flow southwesterly. Near Unit 42, a diversion structure is proposed where low flow is diverted to a concrete box for infiltration. High flow bypasses and continues in Line “A”. Line “A” directs the flow westerly offsite to N. Clydebank Ave, then turns southerly and connects with the existing 24” storm drain near the intersection of N Clydebank Avenue and E. Tudor Street. The 24” storm drain directs the flow westerly into Little Dalton Wash.

The peak flow of each subarea was calculated using HydroCalc for 25-year storm (Appendix C, Table 2).

5.3 Detention

The 25-year peak flow of existing and proposed conditions from the site are 21.53 cfs and 24.13 cfs, respectively (Table 1 and Table 2). Per the Hydraulic Unit of the Design Division of Los Angeles County Public Works, the allowable Q is limited to existing conditions (Appendix D). Therefore, a detention basin is proposed at the outlet of the site to mitigate the increased peak flow to ensure that the release from the project does not exceed the existing condition. The proposed inflow hydrograph was generated using LA County’s Modified Rational Method embedded in LAR04 program [4] (Appendix E).

The detention basin consists of a 60” diameter perforated CMP pipe of approximately 100’ long with a 24” outflow pipe. Per the site percolation test [5] (Appendix F), the effective infiltration rate at the proposed location of the detention basin is 5.44 in/hr. Thus, infiltration through contact area of the basin was considered as part of the outflow (Table 3).

The basin's Stage-Volume-Discharge relationship is provided in Table 4. The inflow hydrograph was routed using LA County's RETARD program [6], which performs detention basin calculations based on the Modified Puls Method and the results are provided in Appendix E. The maximum routed water depth in the CMP pipe is 5' and the maximum outflow is 20.0 cfs.

6. Low Impact Development (LID)

The Los Angeles County LID requirements for the proposed project will be satisfied as defined in the County of Los Angeles LID Manual (2014) [2]. With the 85th percentile rainfall depth of 1.04 inch, the design treatment volumes are 6,523 cf, 6,616 cf, and 6,662 cf for Subarea A, Subarea B, and Subarea C, respectively (Table 2 and Appendix C).

The LID ordinance requires the following priority list be checked in determining storm water treatment BMPs:

1) Infiltration
2) Capture and Use
3) Biofiltration
4) Combination

According to the site percolation test [5] (Appendix F), the site has design infiltration rates of 5.62 in/hr and 5.44 in/hr at potential locations for infiltration, which makes infiltration based BMP feasible. The test results applied a total reduction factor of 2.

For each subarea, an underground infiltration system of 60" diameter perforated CMP pipes is proposed to treat the respective SWQDv. The capacities of the CMP systems are summarized in Table 5, per the manufacture's details (see Proposed Hydrology Map). Flogard Plus catch basin filter is proposed to provide pre-treatment to capture trash, debris, sediment and hydrocarbon before flow enters the CMP system. Based on the effective filtration rates, the drawdown time of each basin is provided in Table 6.

7. Conclusion

This study analyzes 25-year peak flow of the project for existing and proposed conditions. The proposed drainage pattern generally maintains that of the existing condition. Detention is achieved by the proposed onsite storm drain so the peak flow released is less than the existing condition. The proposed catch basin inlets are sized to have sufficient capacity to capture the 25-year runoff. Three underground infiltration systems were proposed to satisfy LID requirement. Filter inserts were used for pretreatment. The LID systems were sized to provide enough capacities to infiltrate the SWQDvs, and the drawdown times are less than the 72 hours required. Overall, the proposed development will not have negative impact to the surrounding area.

References

1. Hydrology Manual, County of Los Angeles Department of Public Works, 2006
2. Low Impact Development Standards Manual, County of Los Angeles Department of Public Works, 2014
3. Hydrologic Calculator, LACDPW, http://dpw.lacounty.gov/wrd/publication/.
4. LAR04, Modified Rational Method, F0601 of Los Angeles County Public Works., Civildesign Corp.
5. Field Percolation Test, Associated Soils Engineering, Inc., April 2025
6. Retard, reservoir routing using the Modified Puls Method. Los Angeles County Public Works., Civildesign Corp.

Table 1 – Existing Hydrology Summary

(24-hr 50-yr Isohyet=7.2 inch, Soil Type=006)

Subarea	Area	Length	Slope	Imp	Q_{25}
	(ac)	(ft)			(cfs)
A	0.91	296	0.007	0.83	3.07
B	7.62	882	0.008	0.39	17.44
Total	8.53				20.51

Table 2 – Proposed Hydrology and LID Summary

(24-hr 50-yr Isohyet=7.2 inch, 85th Percentile Rain=1.04 inch, Soil Type=006)

Subarea	Area	Length	Slope	Imp	Q_{25}	Q_{pm}	SWQDv
	(ac)	(ft)			(cfs)	(cfs)	(cf)
A	2.81	523	0.008	0.65	7.95	0.459	6,523
B	2.85	521	0.008	0.65	8.06	0.465	6,616
C	2.87	527	0.007	0.65	8.12	0.483	6,662
Total	8.53				24.13	1.41	19,801

Table 3 – Detention Basin Outflow Calculation

Stage	Infiltration Area	Infiltration Q	Pipe Discharge	Total Discharge
(ft)	(sf)	(cfs)	(cfs)	(cfs)
0	714	0.00	0	0.00
0.5[(1)]	823	0.10	0.00	0.10
1	932	0.12	0.00	0.12
1.5	1,041	0.13	0.00	0.13
2.5	1,259	0.16	0.00	0.16
3.5	1,477	0.19	0.00	0.19
4.5	1,695	0.21	10.12	10.33
5.5[(2)]	1,913	0.24	20.23	20.47
6.0[(3)]	2,022	0.25	20.23	20.48

(1) 6” gravel bed
(2) top of 60” perforated CMP
(3) top of trench

Table 4 – Detention Basin Stage-Volume-Discharge Relation

Stage	Area Pipe	V Pipe	V Rock	Total Volume	Total Volume	Total Discharge
(ft)	(sf)	(cf)	(cf)	(cf)	(ac-ft)	(cfs)
0	0	0	0	0	0.000	0.00
0.5	0	0	142.8	143	0.0033	0.10
1	1.02	104	101.2	348	0.008	0.12
1.5	2.8	285.6	171.4	600	0.014	0.13
2.5	7.33	748	272.1	1,163	0.027	0.16
3.5	12.3	1,255	355	1,752	0.040	0.19
4.5	16.84	1,718	455.3	2,316	0.053	10.33
5.5	19.63	2,002	627.1	2,772	0.064	20.47
6.0	19.63	2,002	769.9	2,915	0.067	20.48

(1) See Table 3

Table 5 – LID Infiltration Systems Summary

(Void Ratio=0.4, Total Reduction Factor=2, CMP diam.=60”)

Subarea	Area	SWQDv	Design Infil Rate	CMP Length	Surface Area	Pipe Storage	Gravel Storage	V_{sub}	V_{total}
	(ac)	(cf)	(in/hr)	(ft)	(sf)	(cf)	(cf)	(cf)	(cf)
A	2.81	6,523	5.62	175	1,075	3,426	1,758	5,184	6,610
				50	250	982	444	1,426	
B	2.85	6,616	5.53(1)	214	1,430	4,202	2,656	6,858	6,858
C	2.87	6,662	5.44	216	1,490	4,231	2,905	7,136	7,136

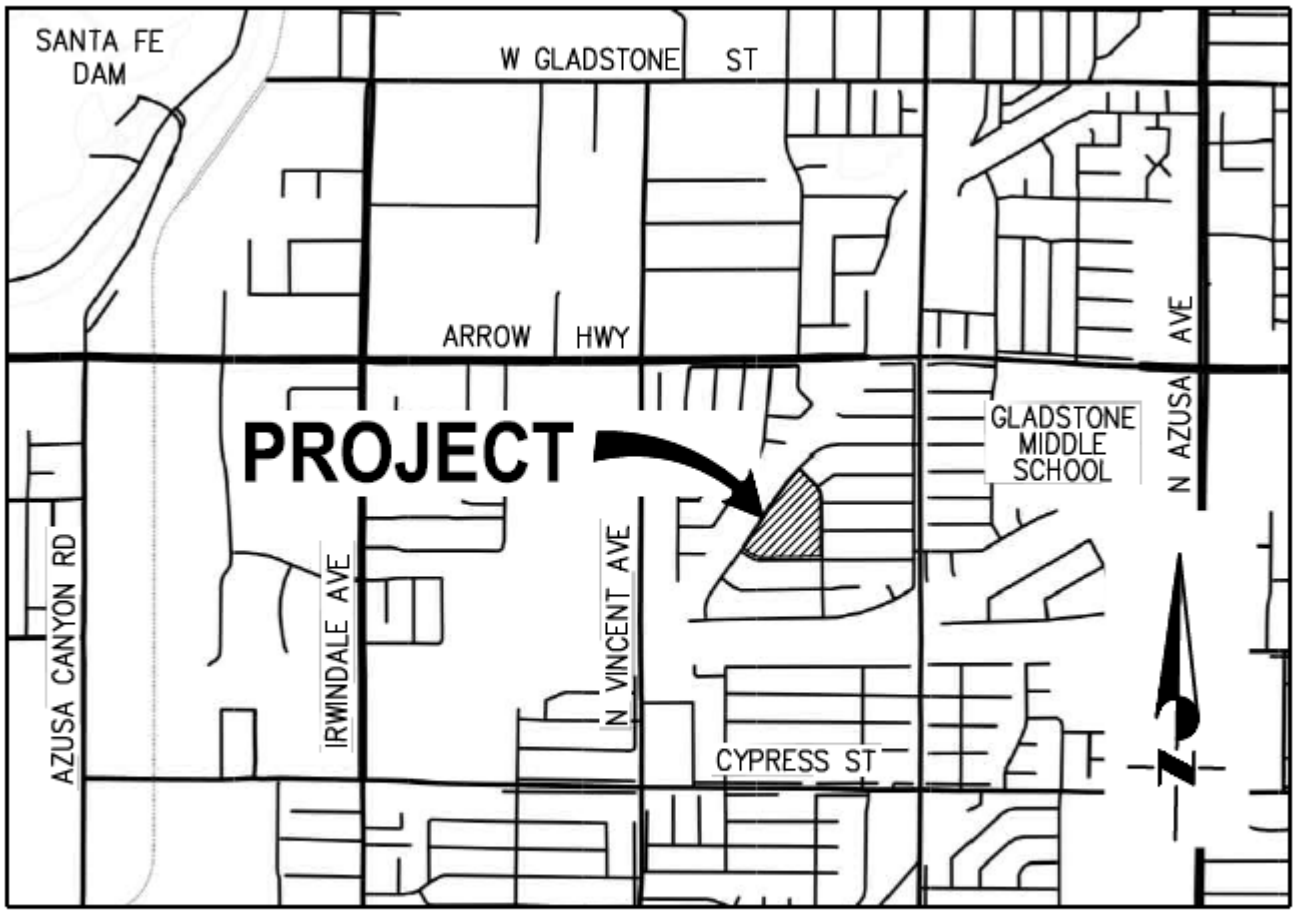
(1) Average of the two test locations

Table 6 – Drawdown Time Calculation

Subarea	Trench	$V_{provided}$	Area	Effective Infil Rate	Time to Empty
		(cf)	(sf)	(in/hr)	(hr)
A	1-a	5,184	1,075	5.62	10.3
	1-b	1,426	250	5.62	12.2
B	2	6,858	1,430	5.53	10.4
C	3	7,136	1,490	5.44	10.6
Detention	4	2,915	500	5.44	12.9

APPENDIX A

VICINITY MAP



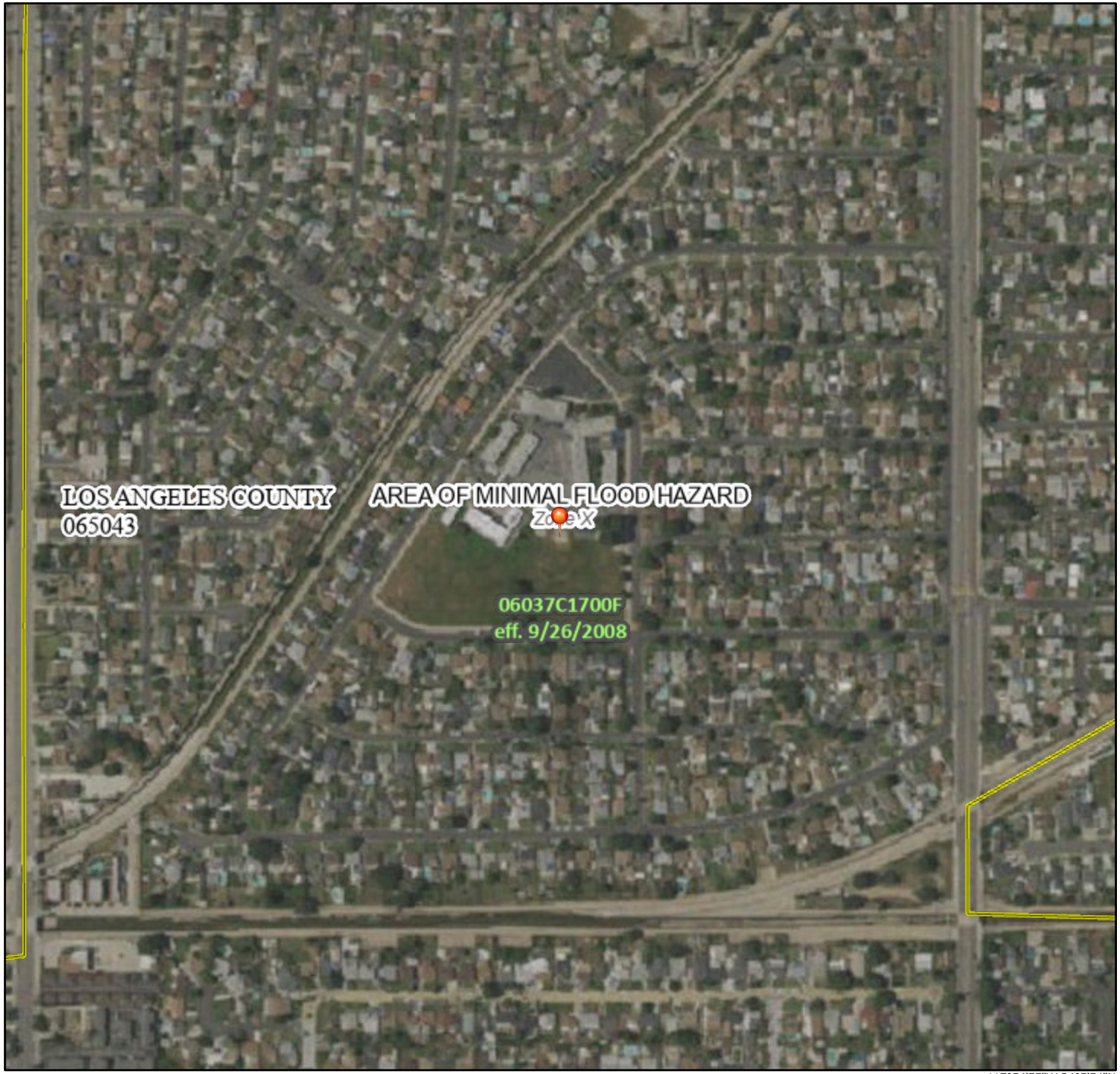
VICINITY MAP

N.T.S

National Flood Hazard Layer FIRMette

FEMA

117°55'32"W 34°6'24"N



117°54'55"W 34°5'54"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

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.

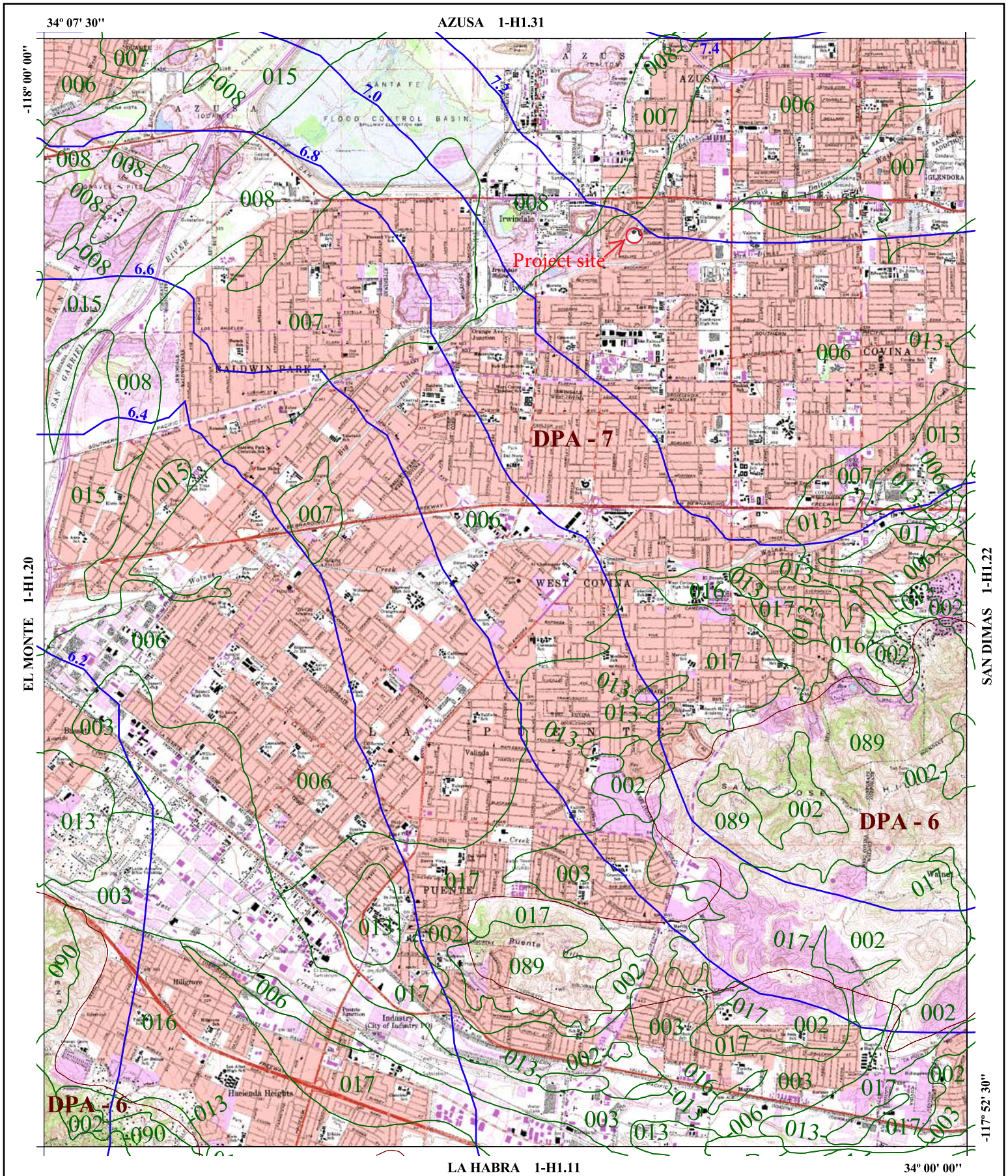
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2025 at 5:01 AM 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.

APPENDIX B

HYDROLOGIC DATA



016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

N W E S

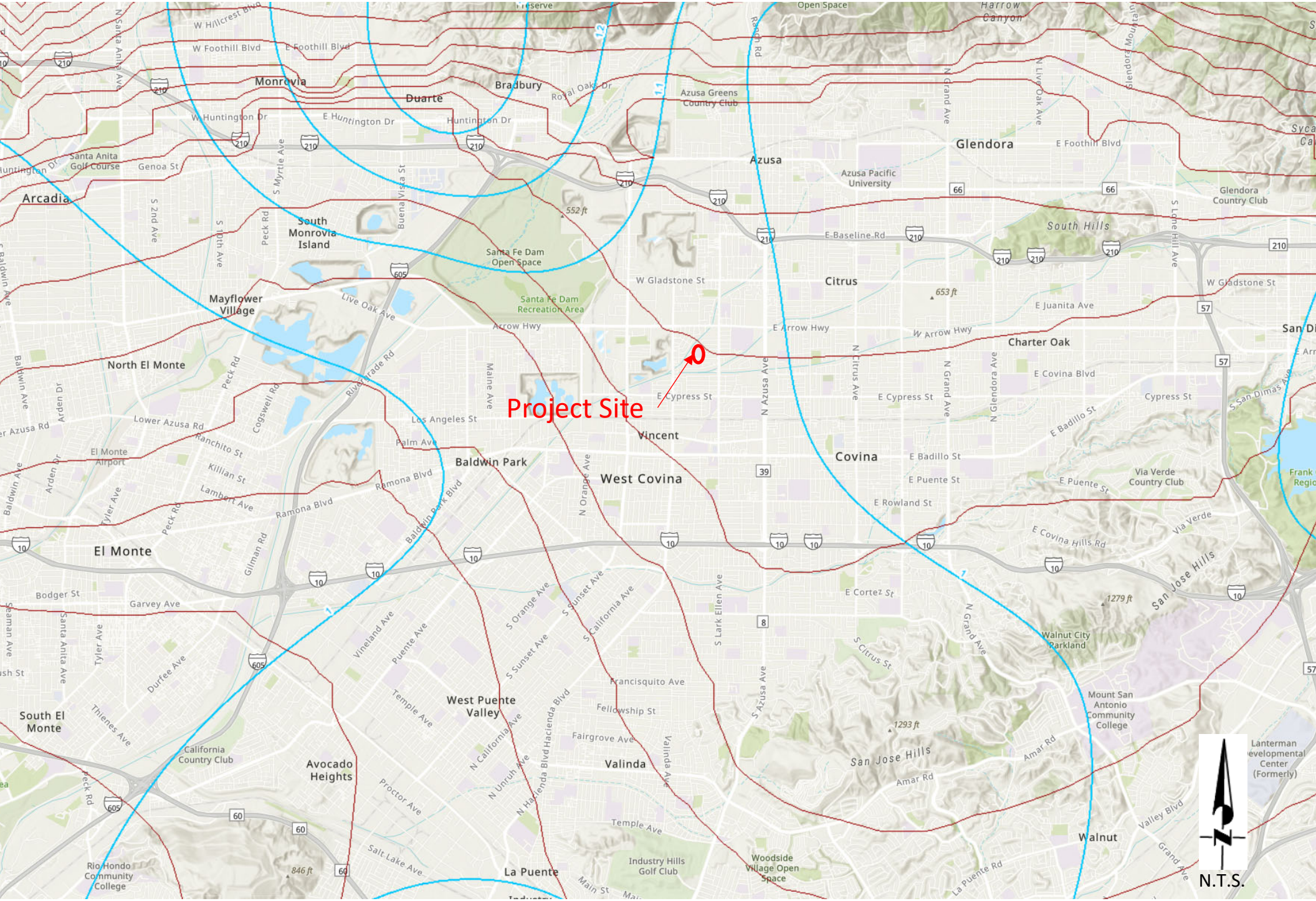
1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

BALDWIN PARK
50-YEAR 24-HOUR ISOHYET

1-H1.21

LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works


Project Site
N.T.S.
Monrovia
Duarte
Bradbury
Azusa
Glendora
Arcadia
South Monrovia Island
Mayflower Village
North El Monte
El Monte
South El Monte
Baldwin Park
West Covina
Vincent
Citrus
Charter Oak
Covina
West Puente Valley
Valinda
Avocado Heights
La Puente
Walnut
San Jose Hills
Santa Fe Dam Open Space
Santa Fe Dam Recreation Area
Azusa Pacific University
Azusa Greens Country Club
Santa Anita Golf Course
California Country Club
Industry Hills Golf Club
Woodside Village Open Space
Walnut City Parkland
Mount San Antonio Community College
Via Verde Country Club
Glendora Country Club
Rio Hondo Community College
El Monte Airport
Lanterman Developmental Center (Formerly)

APPENDIX C

Hydrology and LID Calculations

Existing Hydrology

Peak Flow Hydrologic Analysis

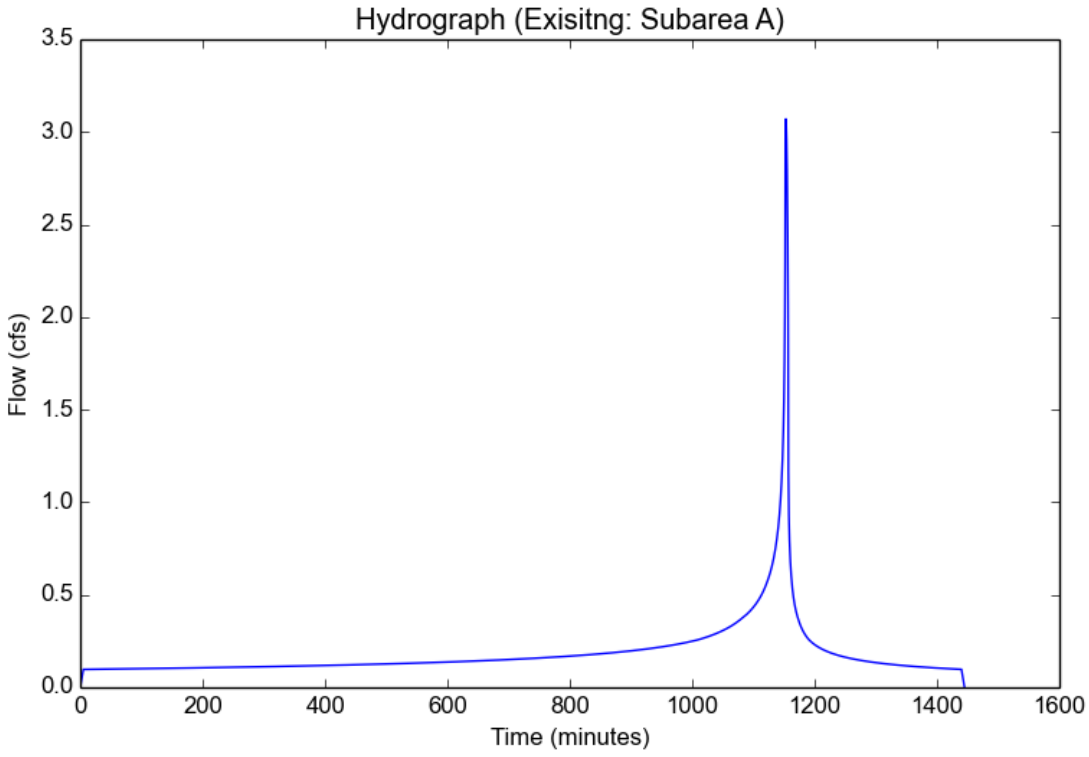
File location: Q:/Covina/5034 Clydebank Avenue/UCI/Hydrology/Tc/7-31/Exisitng - Subarea A-25.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Exisitng
Subarea ID	Subarea A
Area (ac)	0.91
Flow Path Length (ft)	296.0
Flow Path Slope (vft/hft)	0.007
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.83
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.7716
Undeveloped Runoff Coefficient (Cu)	0.8678
Developed Runoff Coefficient (Cd)	0.8945
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	3.0702
Burned Peak Flow Rate (cfs)	3.0702
24-Hr Clear Runoff Volume (ac-ft)	0.3732
24-Hr Clear Runoff Volume (cu-ft)	16258.074



Peak Flow Hydrologic Analysis

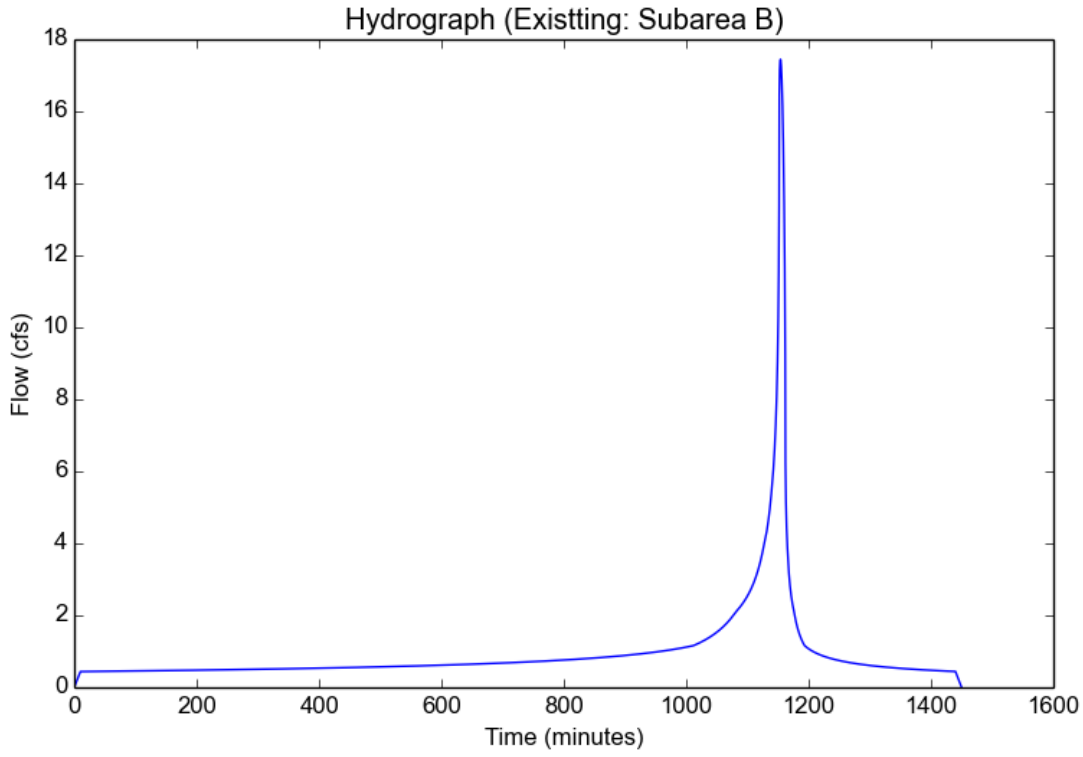
File location: Q:/Covina/5034 Clydebank Avenue/UCI/Hydrology/Tc/7-31/Exisitng - Subarea B-25.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Existting
Subarea ID	Subarea B
Area (ac)	7.62
Flow Path Length (ft)	882.0
Flow Path Slope (vft/hft)	0.008
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.39
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	2.723
Undeveloped Runoff Coefficient (Cu)	0.8028
Developed Runoff Coefficient (Cd)	0.8407
Time of Concentration (min)	10.0
Clear Peak Flow Rate (cfs)	17.4444
Burned Peak Flow Rate (cfs)	17.4444
24-Hr Clear Runoff Volume (ac-ft)	1.9378
24-Hr Clear Runoff Volume (cu-ft)	84411.1931



Proposed Hydrology

Peak Flow Hydrologic Analysis

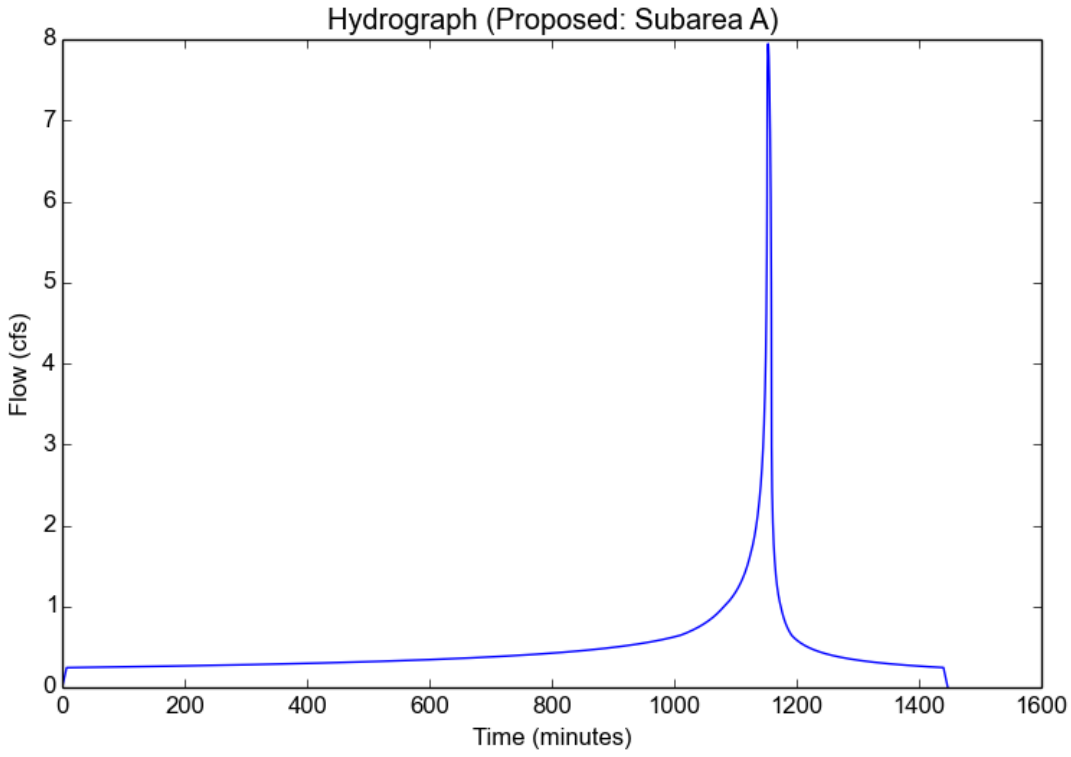
File location: Q:/Covina/5034 Clydebank Avenue/UCI/Hydrology/Tc/5-1/Proposed - Subarea A-25.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed
Subarea ID	Subarea A
Area (ac)	2.81
Flow Path Length (ft)	523.0
Flow Path Slope (vft/hft)	0.008
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.65
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.22
Undeveloped Runoff Coefficient (Cu)	0.8377
Developed Runoff Coefficient (Cd)	0.8782
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	7.946
Burned Peak Flow Rate (cfs)	7.946
24-Hr Clear Runoff Volume (ac-ft)	0.9735
24-Hr Clear Runoff Volume (cu-ft)	42407.4734



Peak Flow Hydrologic Analysis

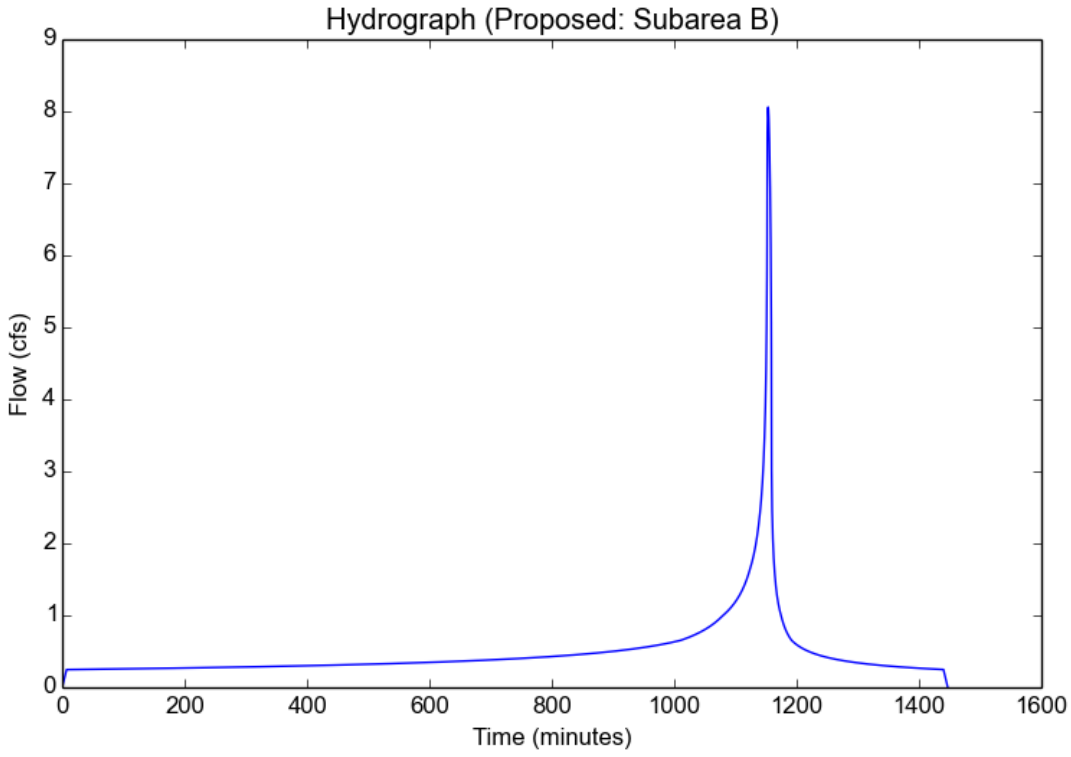
File location: Q:/Covina/5034 Clydebank Avenue/UCI/Hydrology/Tc/5-1/Proposed - Subarea B-25.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed
Subarea ID	Subarea B
Area (ac)	2.85
Flow Path Length (ft)	527.0
Flow Path Slope (vft/hft)	0.008
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.65
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.22
Undeveloped Runoff Coefficient (Cu)	0.8377
Developed Runoff Coefficient (Cd)	0.8782
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	8.0592
Burned Peak Flow Rate (cfs)	8.0592
24-Hr Clear Runoff Volume (ac-ft)	0.9874
24-Hr Clear Runoff Volume (cu-ft)	43011.1385



Peak Flow Hydrologic Analysis

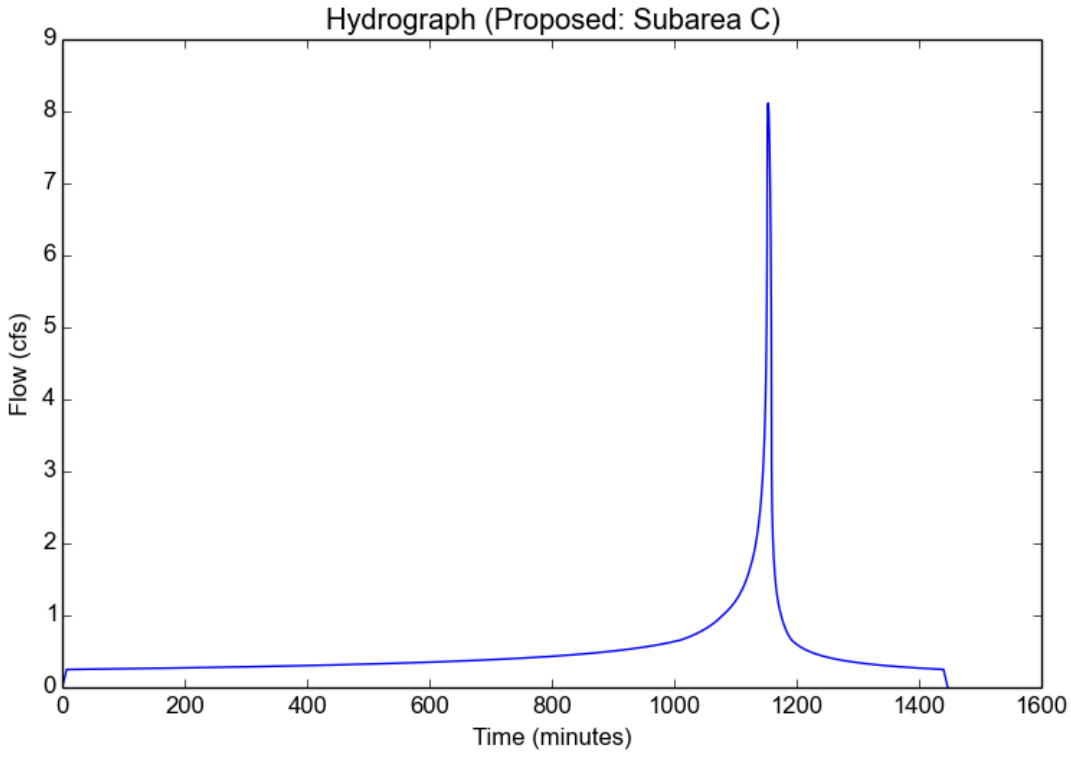
File location: Q:/Covina/5034 Clydebank Avenue/UCI/Hydrology/Tc/7-31/Proposed - Subarea C-25.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed
Subarea ID	Subarea C
Area (ac)	2.87
Flow Path Length (ft)	527.0
Flow Path Slope (vft/hft)	0.007
50-yr Rainfall Depth (in)	7.2
Percent Impervious	0.65
Soil Type	6
Design Storm Frequency	25-yr
Fire Factor	0
LID	False

Output Results

Modeled (25-yr) Rainfall Depth (in)	6.3216
Peak Intensity (in/hr)	3.22
Undeveloped Runoff Coefficient (Cu)	0.8377
Developed Runoff Coefficient (Cd)	0.8782
Time of Concentration (min)	7.0
Clear Peak Flow Rate (cfs)	8.1157
Burned Peak Flow Rate (cfs)	8.1157
24-Hr Clear Runoff Volume (ac-ft)	0.9943
24-Hr Clear Runoff Volume (cu-ft)	43312.9711



LID

Peak Flow Hydrologic Analysis

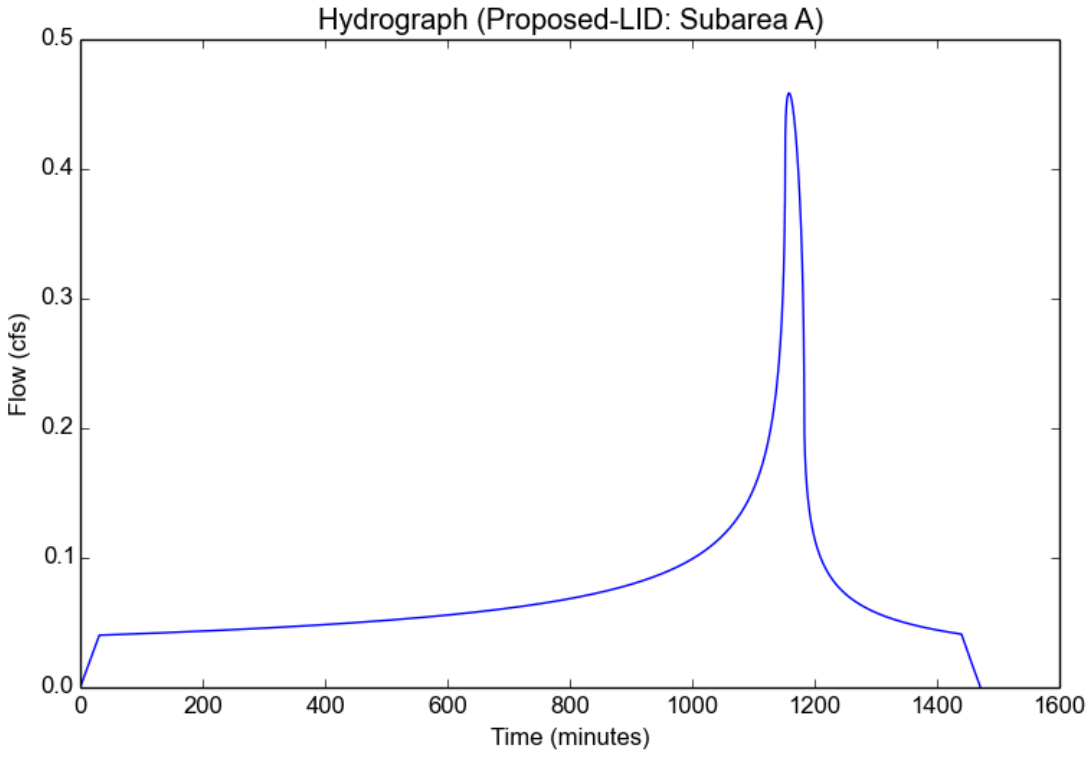
File location: Q:/Covina/5034 Clydebank Avenue/UCI/Hydrology/Tc/5-1/Proposed-LID - Subarea A.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed-LID
Subarea ID	Subarea A
Area (ac)	2.81
Flow Path Length (ft)	523.0
Flow Path Slope (vft/hft)	0.008
85th Percentile Rainfall Depth (in)	1.04
Percent Impervious	0.65
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.04
Peak Intensity (in/hr)	0.2632
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.62
Time of Concentration (min)	31.0
Clear Peak Flow Rate (cfs)	0.4586
Burned Peak Flow Rate (cfs)	0.4586
24-Hr Clear Runoff Volume (ac-ft)	0.1497
24-Hr Clear Runoff Volume (cu-ft)	6522.8768



Peak Flow Hydrologic Analysis

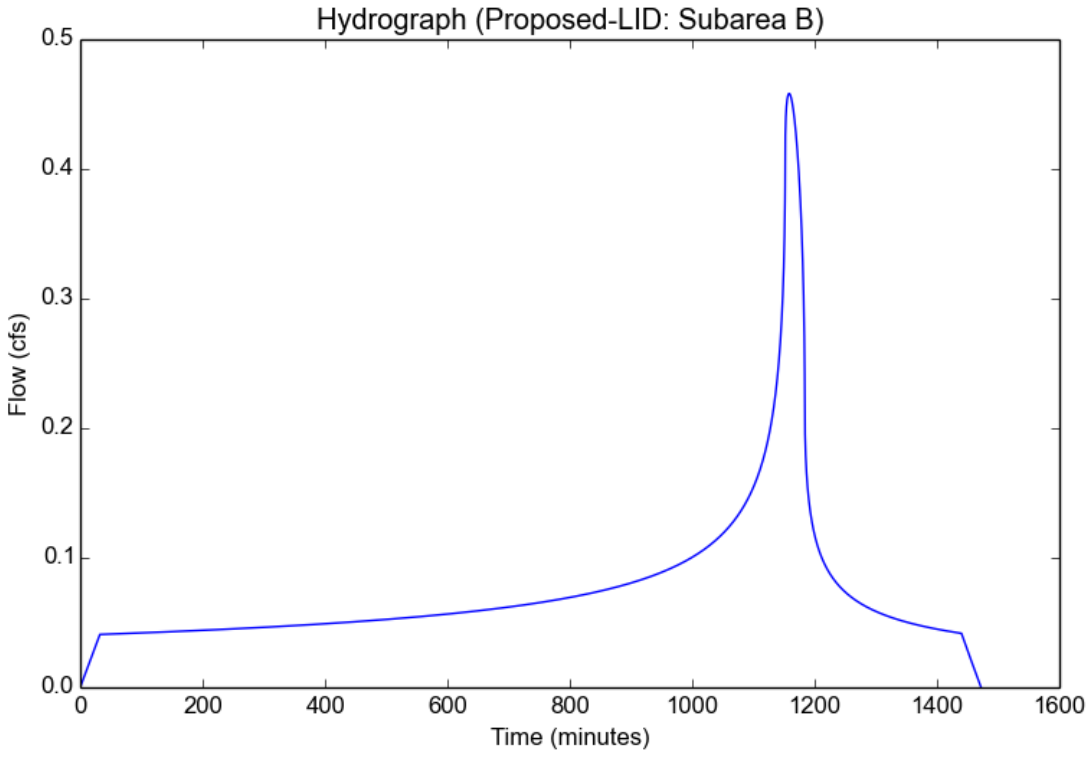
File location: Q:/Covina/5034 Clydebank Avenue/UCI/Hydrology/Tc/5-1/Proposed-LID - Subarea B.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed-LID
Subarea ID	Subarea B
Area (ac)	2.85
Flow Path Length (ft)	527.0
Flow Path Slope (vft/hft)	0.008
85th Percentile Rainfall Depth (in)	1.04
Percent Impervious	0.65
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.04
Peak Intensity (in/hr)	0.2593
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.62
Time of Concentration (min)	32.0
Clear Peak Flow Rate (cfs)	0.4582
Burned Peak Flow Rate (cfs)	0.4582
24-Hr Clear Runoff Volume (ac-ft)	0.1519
24-Hr Clear Runoff Volume (cu-ft)	6615.7345



Peak Flow Hydrologic Analysis

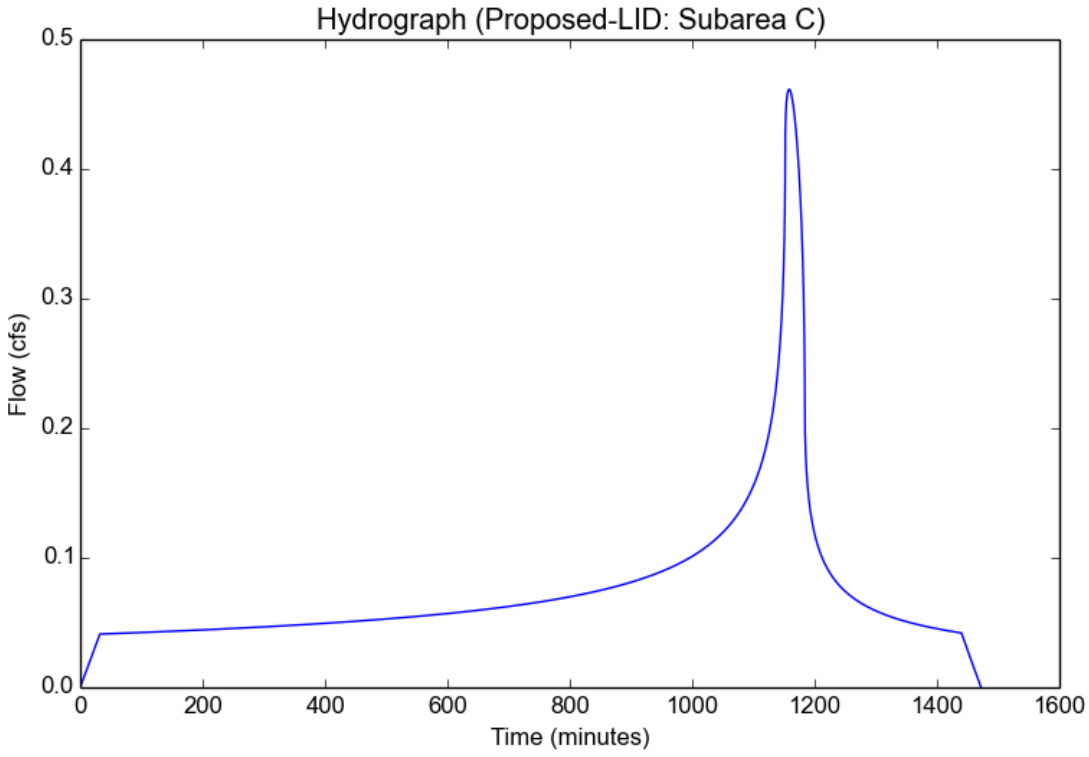
File location: Q:/Covina/5034 Clydebank Avenue/UCI/Hydrology/Tc/7-31/Proposed-LID - Subarea C.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Proposed-LID
Subarea ID	Subarea C
Area (ac)	2.87
Flow Path Length (ft)	527.0
Flow Path Slope (vft/hft)	0.007
85th Percentile Rainfall Depth (in)	1.04
Percent Impervious	0.65
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.04
Peak Intensity (in/hr)	0.2593
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.62
Time of Concentration (min)	32.0
Clear Peak Flow Rate (cfs)	0.4614
Burned Peak Flow Rate (cfs)	0.4614
24-Hr Clear Runoff Volume (ac-ft)	0.1529
24-Hr Clear Runoff Volume (cu-ft)	6662.1607



APPENDIX D

Allowable Peak Flow
(Design Division, LACPW)

LOS ANGELES COUNTY
PUBLIC WORKS
DESIGN DIVISION – HYDRAULIC ANALYSIS UNIT

INFORMATION REQUEST INSTRUCTIONS

1. Please fill out the Information Request Summary on page 2 of this PDF form. **The fields marked with an asterisk are required.** At the bottom are buttons that you may use to Save and/or Print the form. Please save the form and email it as an attachment with "Information Request" in the subject line along with any other attachments for requests as described in items 2 - 4 below. Address the email to hydraulicinfo@dpw.lacounty.gov. Please note that an incomplete form will cause a delay in processing.

2. Include the as-built drawing showing the proposed connection location and identify the station or catch basin at the proposed connection. Most as-built drawings can be obtained from the following website: http://dpw.lacounty.gov/des/plans/. Please make sure that you select the Drainage tab prior to searching. The Los Angeles County Storm Drain System website http://dpw.lacounty.gov/fcd/stormdrain/. is also a useful reference.

3. A project Location Map is required with your submission. The Location Map can be made using Google Maps. Please shade the area with your proposed improvements on the location map, including any offsite areas draining into this area, and attach it with your email request. Alternatively you can use an assessor map as your location map while still adhering to the above instructions. You can obtain the assessor map from http://assessor.lacounty.gov/homeowners/property-search.

4. In addition, submit a preliminary sketch or plan showing any proposed improvements in the areas you indicated on the assessor map.

If you have any questions, contact Design Division staff via email at hydraulicinfo@dpw.lacounty.gov or at (626) 458-7806

BELOW SECTION TO BE COMPLETED BY THE HYDRAULIC ANALYSIS UNIT

REFERENCES SEARCHED: ALL PLANS, SWED, STORM DRAIN NETWORK

RESPONSE:

HYDROLOGY AND HYDRAULICS UNAVAILABLE

ALLOWABLE Q IS LIMITED TO EXISTING CONDITIONS

COUNTY OF LOS ANGELES
PUBLIC WORKS
DESIGN DIVISION
Hydraulic Analysis Unit
OFFICIAL
RECORD DOCUMENT
Issued By: Josué Barahona
Date: 07 / 31 /2025
PUBLIC SERVICE THAT WORKS

INFORMATION PROVIDED BY: H.ARAKELIAN Date: 7/31/2025

INFORMATION REVIEWED BY: J. BARAHONA Date: 7/31/2025

LOS ANGELES COUNTY
PUBLIC WORKS
DESIGN DIVISION – HYDRAULIC ANALYSIS UNIT

INFORMATION REQUEST SUMMARY

INFORMATION REQUESTED BY

*Requester's Name: Tracey Chen
*Company: United Civil Inc.
*Phone Number: (818)707-8648 Date: 7/17/2025
*Email: tracey@unitedcivilinc.com

Intended Use: W DEVELOPMENT FOR TENTATIVE TRACT 84788 (104 SFD lots)

Proposed Project Type: SINGLE FAMILY HOMES SUBDIVISION Acreage Involved: 8.53

*Will information be used in any litigation? ☐ YES ☑ NO
Case Info. Name: _____ No: _____ Location: _____

INFORMATION NEEDED: ☐ Location Map Attached ☐ Plans Attached

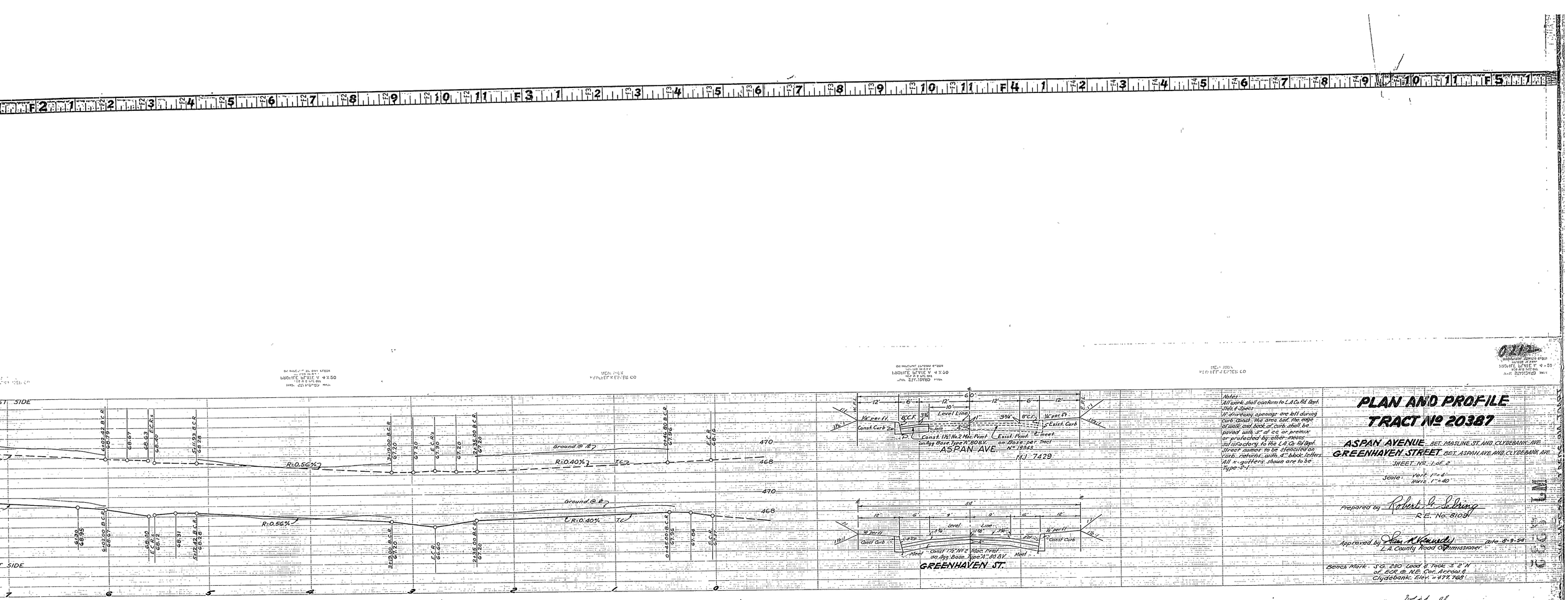
LACFCD Facility: Name: 24" RCP
Unit: _____ Line: F01762773
City: Covina Station: CDR 118.021
Address: 5034 N. Clydebank Avenue
*Street/Cross-street: E. Tudor Street

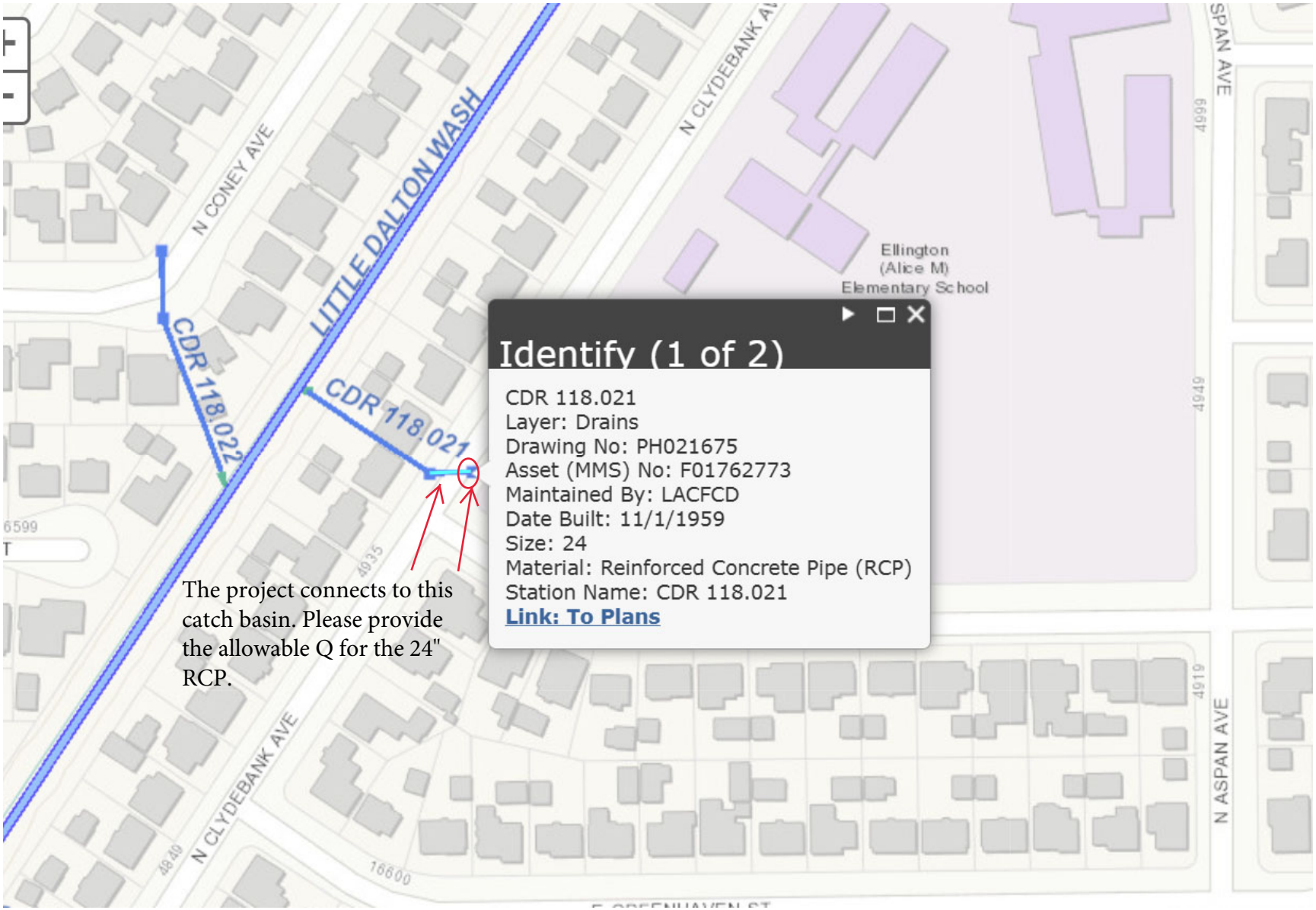
REQUEST INFORMATION:
(please select all that apply)

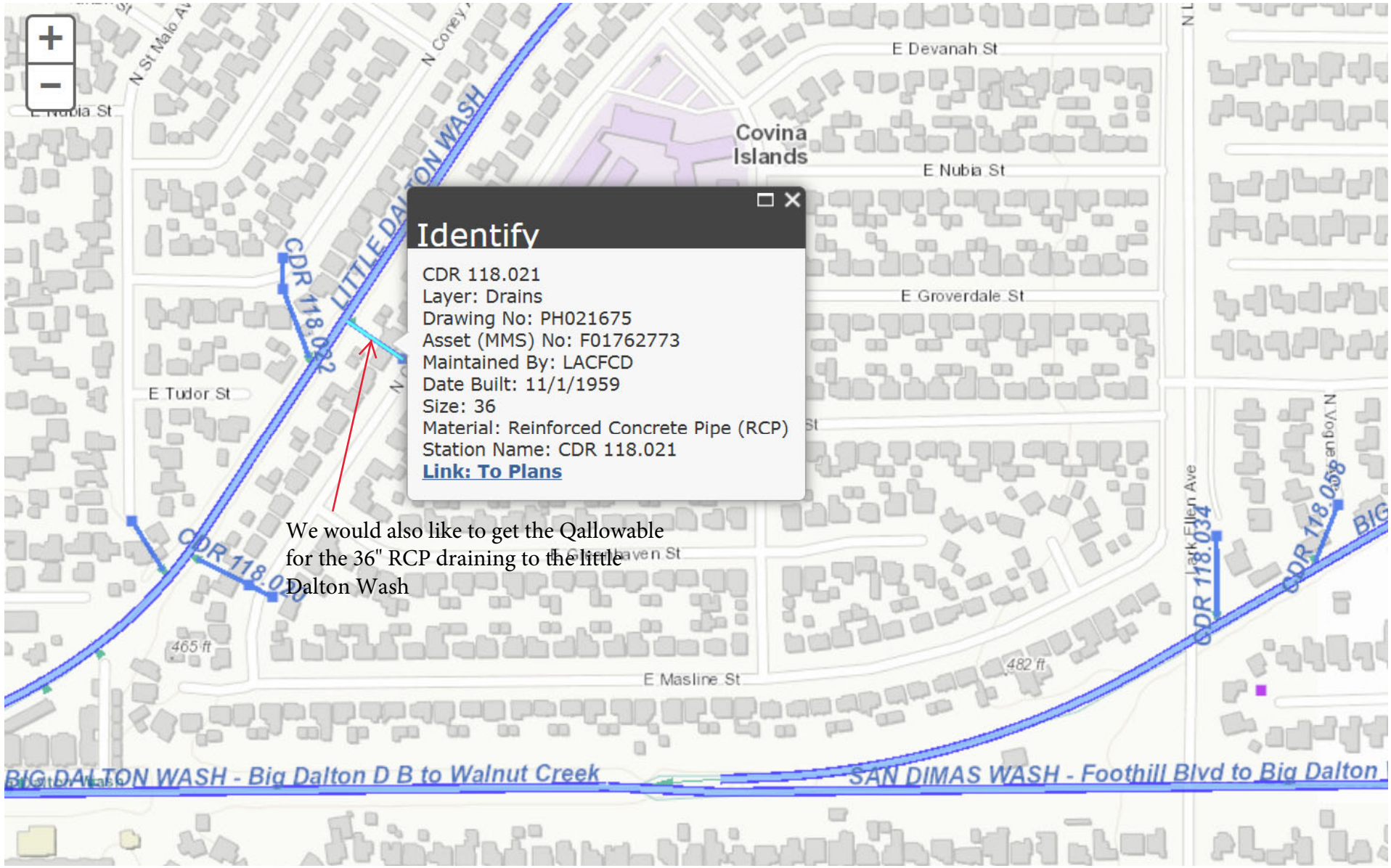
☑ HYDROLOGY ☑ HYDRAULICS ☑ ALLOWABLE Q (DISCHARGE)

Additional Info Requested:

Print Save a Copy


SIDE
SIDE
Ground @ ℄
R=0.56%
R=0.40%
℄ R
E.C.R.
E.C.R.
E.C.R.


N CONEY AVE
LITTLE DALTON WASH
N CLYDEBANK AVE
CDR 118.022
CDR 118.021
Ellington
(Alice M)
Elementary School
N ASPAN AVE
N CLYDEBANK AVE
Identify (1 of 2)
CDR 118.021
Layer: Drains
Drawing No: PH021675
Asset (MMS) No: F01762773
Maintained By: LACFCD
Date Built: 11/1/1959
Size: 24
Material: Reinforced Concrete Pipe (RCP)
Station Name: CDR 118.021
Link: To Plans
The project connects to this catch basin. Please provide the allowable Q for the 24" RCP.


Identify
CDR 118.021
Layer: Drains
Drawing No: PH021675
Asset (MMS) No: F01762773
Maintained By: LACFCD
Date Built: 11/1/1959
Size: 36
Material: Reinforced Concrete Pipe (RCP)
Station Name: CDR 118.021
Link: To Plans
We would also like to get the Qallowable for the 36" RCP draining to the little Dalton Wash
Covina Islands
E Devanah St
E Nubia St
E Groverdale St
E Tudor St
E Masline St
LITTLE DALTON WASH
CDR 118.022
CDR 118.034
CDR 118.058
465 ft
482 ft
BIG DALTON WASH - Big Dalton D B to Walnut Creek
SAN DIMAS WASH - Foothill Blvd to Big Dalton


Project Site

APPENDIX E

Detention Basin Routing and Hydrographs

Version 11, MODIFIED RATIONAL METHOD HYDROLOGY - STORM YEAR = 25 SOIL DATA FILE: C:\Civild\lasoilx.dat
Post DEVELOPMENT HYDROLOGY D25 STORM DAY 4

LOCATION		SUBAREA AREA(Ac)	SUBAREA Q(CFS)	TOTAL AREA(Ac)	TOTAL Q(CFS)	CONV TYPE	CONV LNGTH(Ft)	CONV SLOPE	CONV SIZE(Ft)	CONV Z	CONTROL Q(CFS)	SOIL NAME	TC	RAIN ZONE	PCT IMPV
135	1A	2.8	7.81	2.8	7.81	3	523.	.00800	.00	.00	0.	6	7	A36	.65
135	2A	2.9	8.09	5.7	13.52	4	435.	.00700	2.00	.00	0.	6	7	A36	.65
135	3B	2.9	8.09	2.9	8.09	3	521.	.00800	.00	.00	0.	6	7	A36	.65
135	4AB	2.9	7.21	8.6	20.25	0	0.	.00000	.00	.00	0.	6	0	A36	.00

CIVILCADD/CIVILDESIGN Engineering Software, (c) 1997-2004 Version 6.4

Study Date : 08/13/25 Input hydrograph file name : 847.hyd
Output hydrograph file name: 847r1.hin

User entry of depth-outflow-storage data

Hydrograph time unit varies
Initial depth in storage basin = 0.00(Ft.)

Initial basin depth = 0.00 (Ft.)
Initial basin storage = 0.00 (Ac.Ft)
Initial basin outflow = 0.00 (CFS)

Depth vs. Storage and Depth vs. Discharge data @ 1 Min. Intervals:

Basin Depth (Ft.)	Storage (Ac.Ft)	Outflow (CFS)	(S-O*dt/2) (Ac.Ft)	(S+O*dt/2) (Ac.Ft)
0.000	0.000	0.000	0.000	0.000
0.500	0.003	0.110	0.003	0.003
1.000	0.008	0.120	0.008	0.008
1.500	0.014	0.140	0.014	0.014
2.500	0.027	0.160	0.027	0.027
3.500	0.041	0.190	0.041	0.041
4.500	0.054	10.340	0.047	0.061
5.500	0.065	20.470	0.051	0.079
6.500	0.072	20.471	0.058	0.086

Hydrograph Detention Basin Routing
Hydrograph at 135 4 A Storm Day: 4 Drainage Area = 8.60
Total flood hydrograph volume this storm day = 2.96 Ac. Ft.

Graph values: 'I'= unit inflow; 'O'=outflow at time shown

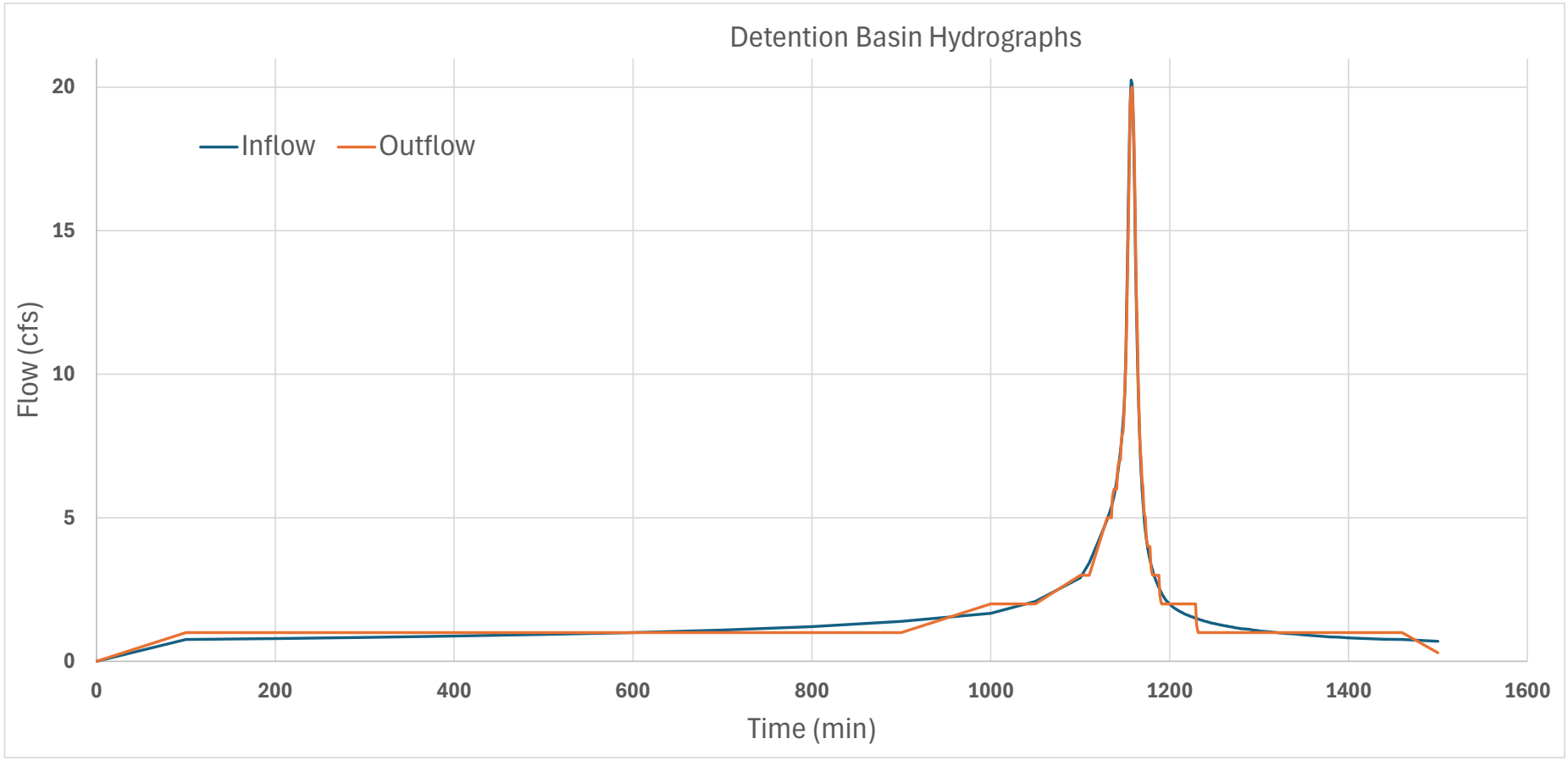
Time (Min)	Inflow (CFS)	Outflow (CFS)	Storage (Ac.Ft)	.0 5.0 10.0 15.0 20.0	Depth (Ft.)
0	0.0	0.0	0.000	O	0.0
100	1.0	1.0	0.042	|O	3.6
200	1.0	1.0	0.042	|O	3.6
300	1.0	1.0	0.042	|O	3.6
400	1.0	1.0	0.042	|O	3.6
500	1.0	1.0	0.042	|O	3.6
600	1.0	1.0	0.042	|O	3.6
700	1.0	1.0	0.042	|O	3.6
800	1.0	1.0	0.042	|O	3.6
900	1.0	1.0	0.042	|O	3.6
1000	2.0	2.0	0.043	| O	3.7
1050	2.0	2.0	0.043	| O	3.7
1100	3.0	3.0	0.045	| O	3.8
1110	3.0	3.0	0.045	| O	3.8
1120	4.0	4.0	0.046	| O	3.9
1130	5.0	5.0	0.047	| OI	4.0
1131	5.0	5.0	0.047	| OI	4.0
1132	5.0	5.0	0.047	| OI	4.0
1133	5.0	5.0	0.047	| OI	4.0
1134	5.0	5.0	0.047	| OI	4.0
1135	5.0	5.0	0.047	| OI	4.0
1136	6.0	5.7	0.048	| O	4.0
1137	6.0	5.9	0.048	| O	4.1
1138	6.0	6.0	0.048	| O	4.1
1139	6.0	6.0	0.048	| O	4.1
1140	6.0	6.0	0.048	| O	4.1
1141	6.0	6.0	0.048	| O	4.1
1142	7.0	6.7	0.049	| OI	4.1
1143	7.0	6.9	0.050	| O	4.2
1144	7.0	7.0	0.050	| O	4.2
1145	7.0	7.0	0.050	| O	4.2
1146	8.0	7.7	0.051	| O	4.2
1147	8.0	7.9	0.051	| O	4.3
1148	8.0	8.0	0.051	| O	4.3
1149	9.0	8.7	0.052	| OI	4.3
1150	10.0	9.6	0.053	| OI	4.4

```
1151    11.0    10.6      0.054  |        |       OI       |        |      4.5
1152    12.0    11.7      0.055  |        |        | OI    |        |      4.6
1153    14.0    13.5      0.057  |        |        |    OI  |        |      4.8
1154    16.0    15.4      0.060  |        |        |      OI       |      5.0
1155    18.0    17.4      0.062  |        |        |        |  OI   |      5.2
1156    20.0    19.4      0.064  |        |        |        |      OI      5.4
1157    20.0    19.9      0.064  |        |        |        |      OI      5.4
1158    20.0    20.0      0.064  |        |        |        |      OI      5.5
1159    19.0    19.2      0.064  |        |        |        |     O |      5.4
1160    18.0    18.3      0.063  |        |        |        |   IO  |      5.3
1161    16.0    16.5      0.061  |        |        |        |IO     |      5.1
1162    14.0    14.6      0.059  |        |        |     IO |       |      4.9
1163    12.0    12.6      0.056  |        |        |  IO    |       |      4.7
1164    11.0    11.4      0.055  |        |        |IO      |       |      4.6
1165     9.0     9.6      0.053  |        |     IO |        |       |      4.4
1166     8.0     8.5      0.052  |        |   IO   |        |       |      4.3
1167     7.0     7.4      0.050  |        |  O     |        |       |      4.2
1168     7.0     7.1      0.050  |        |  O     |        |       |      4.2
1169     6.0     6.3      0.049  |        |IO      |        |       |      4.1
1170     6.0     6.1      0.049  |        |O       |        |       |      4.1
1171     5.0     5.3      0.048  |        O        |        |       |      4.0
1172     5.0     5.1      0.047  |        O        |        |       |      4.0
1173     5.0     5.0      0.047  |        O        |        |       |      4.0
1174     4.0     4.3      0.046  |     O  |        |        |       |      3.9
1175     4.0     4.1      0.046  |     O  |        |        |       |      3.9
1176     4.0     4.0      0.046  |     O  |        |        |       |      3.9
1177     4.0     4.0      0.046  |     O  |        |        |       |      3.9
1178     4.0     4.0      0.046  |     O  |        |        |       |      3.9
1179     3.0     3.3      0.045  |   IO   |        |        |       |      3.8
1180     3.0     3.1      0.045  |   O    |        |        |       |      3.8
1181     3.0     3.0      0.045  |   O    |        |        |       |      3.8
1182     3.0     3.0      0.045  |   O    |        |        |       |      3.8
1183     3.0     3.0      0.045  |   O    |        |        |       |      3.8
1184     3.0     3.0      0.045  |   O    |        |        |       |      3.8
1185     3.0     3.0      0.045  |   O    |        |        |       |      3.8
1186     3.0     3.0      0.045  |   O    |        |        |       |      3.8
1187     3.0     3.0      0.045  |   O    |        |        |       |      3.8
1188     3.0     3.0      0.045  |   O    |        |        |       |      3.8
1189     2.0     2.3      0.044  | O      |        |        |       |      3.7
1190     2.0     2.1      0.043  | O      |        |        |       |      3.7
1191     2.0     2.0      0.043  | O      |        |        |       |      3.7
1192     2.0     2.0      0.043  | O      |        |        |       |      3.7
1193     2.0     2.0      0.043  | O      |        |        |       |      3.7
1194     2.0     2.0      0.043  | O      |        |        |       |      3.7
1195     2.0     2.0      0.043  | O      |        |        |       |      3.7
1196     2.0     2.0      0.043  | O      |        |        |       |      3.7
1197     2.0     2.0      0.043  | O      |        |        |       |      3.7
1198     2.0     2.0      0.043  | O      |        |        |       |      3.7
1199     2.0     2.0      0.043  | O      |        |        |       |      3.7
1200     2.0     2.0      0.043  | O      |        |        |       |      3.7
1201     2.0     2.0      0.043  | O      |        |        |       |      3.7
1202     2.0     2.0      0.043  | O      |        |        |       |      3.7
1203     2.0     2.0      0.043  | O      |        |        |       |      3.7
1204     2.0     2.0      0.043  | O      |        |        |       |      3.7
1205     2.0     2.0      0.043  | O      |        |        |       |      3.7
1206     2.0     2.0      0.043  | O      |        |        |       |      3.7
1207     2.0     2.0      0.043  | O      |        |        |       |      3.7
1208     2.0     2.0      0.043  | O      |        |        |       |      3.7
1209     2.0     2.0      0.043  | O      |        |        |       |      3.7
1210     2.0     2.0      0.043  | O      |        |        |       |      3.7
1211     2.0     2.0      0.043  | O      |        |        |       |      3.7
1212     2.0     2.0      0.043  | O      |        |        |       |      3.7
1213     2.0     2.0      0.043  | O      |        |        |       |      3.7
1214     2.0     2.0      0.043  | O      |        |        |       |      3.7
1215     2.0     2.0      0.043  | O      |        |        |       |      3.7
1216     2.0     2.0      0.043  | O      |        |        |       |      3.7
1217     2.0     2.0      0.043  | O      |        |        |       |      3.7
1218     2.0     2.0      0.043  | O      |        |        |       |      3.7
1219     2.0     2.0      0.043  | O      |        |        |       |      3.7
1220     2.0     2.0      0.043  | O      |        |        |       |      3.7
1221     2.0     2.0      0.043  | O      |        |        |       |      3.7
1222     2.0     2.0      0.043  | O      |        |        |       |      3.7
1223     2.0     2.0      0.043  | O      |        |        |       |      3.7
1224     2.0     2.0      0.043  | O      |        |        |       |      3.7
1225     2.0     2.0      0.043  | O      |        |        |       |      3.7
1226     2.0     2.0      0.043  | O      |        |        |       |      3.7
1227     2.0     2.0      0.043  | O      |        |        |       |      3.7
1228     2.0     2.0      0.043  | O      |        |        |       |      3.7
```

1229	2.0	2.0	0.043	O					3.7
1230	1.0	1.3	0.042	IO					3.6
1231	1.0	1.1	0.042	O					3.6
1232	1.0	1.0	0.042	O					3.6
1233	1.0	1.0	0.042	O					3.6
1234	1.0	1.0	0.042	O					3.6
1235	1.0	1.0	0.042	O					3.6
1236	1.0	1.0	0.042	O					3.6
1237	1.0	1.0	0.042	O					3.6
1238	1.0	1.0	0.042	O					3.6
1239	1.0	1.0	0.042	O					3.6
1240	1.0	1.0	0.042	O					3.6
1241	1.0	1.0	0.042	O					3.6
1242	1.0	1.0	0.042	O					3.6
1243	1.0	1.0	0.042	O					3.6
1244	1.0	1.0	0.042	O					3.6
1245	1.0	1.0	0.042	O					3.6
1246	1.0	1.0	0.042	O					3.6
1247	1.0	1.0	0.042	O					3.6
1248	1.0	1.0	0.042	O					3.6
1249	1.0	1.0	0.042	O					3.6
1250	1.0	1.0	0.042	O					3.6
1251	1.0	1.0	0.042	O					3.6
1252	1.0	1.0	0.042	O					3.6
1253	1.0	1.0	0.042	O					3.6
1254	1.0	1.0	0.042	O					3.6
1255	1.0	1.0	0.042	O					3.6
1256	1.0	1.0	0.042	O					3.6
1257	1.0	1.0	0.042	O					3.6
1258	1.0	1.0	0.042	O					3.6
1259	1.0	1.0	0.042	O					3.6
1260	1.0	1.0	0.042	O					3.6
1261	1.0	1.0	0.042	O					3.6
1262	1.0	1.0	0.042	O					3.6
1263	1.0	1.0	0.042	O					3.6
1264	1.0	1.0	0.042	O					3.6
1265	1.0	1.0	0.042	O					3.6
1266	1.0	1.0	0.042	O					3.6
1267	1.0	1.0	0.042	O					3.6
1268	1.0	1.0	0.042	O					3.6
1269	1.0	1.0	0.042	O					3.6
1270	1.0	1.0	0.042	O					3.6
1271	1.0	1.0	0.042	O					3.6
1272	1.0	1.0	0.042	O					3.6
1273	1.0	1.0	0.042	O					3.6
1274	1.0	1.0	0.042	O					3.6
1275	1.0	1.0	0.042	O					3.6
1276	1.0	1.0	0.042	O					3.6
1277	1.0	1.0	0.042	O					3.6
1278	1.0	1.0	0.042	O					3.6
1279	1.0	1.0	0.042	O					3.6
1280	1.0	1.0	0.042	O					3.6
1281	1.0	1.0	0.042	O					3.6
1282	1.0	1.0	0.042	O					3.6
1283	1.0	1.0	0.042	O					3.6
1284	1.0	1.0	0.042	O					3.6
1285	1.0	1.0	0.042	O					3.6
1286	1.0	1.0	0.042	O					3.6
1287	1.0	1.0	0.042	O					3.6
1288	1.0	1.0	0.042	O					3.6
1289	1.0	1.0	0.042	O					3.6
1290	1.0	1.0	0.042	O					3.6
1291	1.0	1.0	0.042	O					3.6
1292	1.0	1.0	0.042	O					3.6
1293	1.0	1.0	0.042	O					3.6
1294	1.0	1.0	0.042	O					3.6
1295	1.0	1.0	0.042	O					3.6
1296	1.0	1.0	0.042	O					3.6
1297	1.0	1.0	0.042	O					3.6
1298	1.0	1.0	0.042	O					3.6
1299	1.0	1.0	0.042	O					3.6
1300	1.0	1.0	0.042	O					3.6
1310	1.0	1.0	0.042	O					3.6
1320	1.0	1.0	0.042	O					3.6
1330	1.0	1.0	0.042	O					3.6
1340	1.0	1.0	0.042	O					3.6
1350	1.0	1.0	0.042	O					3.6
1360	1.0	1.0	0.042	O					3.6

1370	1.0	1.0	0.042	|O	|	|	|	|	3.6
1380	1.0	1.0	0.042	|O	|	|	|	|	3.6
1390	1.0	1.0	0.042	|O	|	|	|	|	3.6
1400	1.0	1.0	0.042	|O	|	|	|	|	3.6
1420	1.0	1.0	0.042	|O	|	|	|	|	3.6
1440	1.0	1.0	0.042	|O	|	|	|	|	3.6
1460	1.0	1.0	0.042	|O	|	|	|	|	3.6
1500	1.0	0.3	0.041	OI	|	|	|	|	3.5

Remaining water in basin = 0.04 (Ac.Ft)
Peak flow out of basin = 19.97(CFS)
Peak flow time = 1158 Min., time interval # = 44
Maximum depth in basin = 5.45(Ft.)


Detention Basin Hydrographs
Inflow
Outflow
Flow (cfs)
20
15
10
5
0
0
200
400
600
800
1000
1200
1400
1600
Time (min)

APPEDIX F

Percolation Test Results



Conceptual Site Plan
Scheme 6A: 104 Units

County Density Bonus Ordinance
with Base Density of 9 du/ac (HA-9)

ADRRESS: CORNER OF N. CLYDEBANK AVE. & E. TUDOR ST., COVINA
SITE AREA: 8.55 AC

DENSITY: 104 / 8.55 = 12.16 DU / AC

PROPOSED FRONT SETBACK: 10'

SINGLE FAMILY UNITS

	16	PLAN 1	1,383 SF, 3 BED, 2.5 BA	22,128 SF
	17	PLAN 2	1,565 SF, 3 BED, 2.5 BA	26,605 SF
	19	PLAN 3	1,659 SF, 4 BED, 3 BA	31,521 SF
	52	TOTAL UNITS -GREEN COURT		
	12	PLAN 4	1,831 SF, 4 BED, 3.5 BA	21,972 SF
	20	PLAN 5	1,885 SF, 4 BED, 3.5 BA	37,700 SF
	20	PLAN 6	1,949 SF, 4 BED, 3.5 BA, LOFT	38,980 SF
	52	TOTAL UNITS - BACKYARD		
	104	TOTAL ALL		178,908 SF

COVINA- SCHEME 6

PARKING

Unit Name	No. of Units	No. of Bedrooms	Parking Ratio	Required Stalls	
Plan 1	16	3	2	32	
Plan 2	17	3	2	34	
Plan 3	19	4	2	38	
Plan 4	12	4	2	24	
Plan 5	20	4	2	40	
Plan 6	20	4	2	40	
Subtotal	104				
				208	Subtotal Residential
Guest			0.25	26	Subtotal Guest
				234	Total Required

Provided Stalls	
208	Garage Stalls
+ 0	*Driveway Stalls*
208	Subtotal A & Driveway
55	Open Stalls/gurests
263	Subtotal B
+ 40	*PLUS: Street Parking*
303	Total Provided

OPEN SPACE

TOTAL LIVABLE AREA		178,908	SF	
	x	10%		
		17,891	SF	Required
PRIVATE SPACE				
16	x PLAN 1 220 SF	3,520	SF	
17	x PLAN 2 366 SF	6,222	SF	
19	x PLAN 3 217 SF	4,123	SF	
12	x PLAN 4 470 SF	5,640	SF	
20	x PLAN 5 565 SF	11,300	SF	
20	x PLAN 6 564 SF	11,280	SF	
	Private	42,085	SF	Provided Private
PUBLIC SPACE				
1 PARK	7868 SF	7,868	SF	
1 LANSCAPE 1	2836 SF	2,836	SF	
1 LANSCAPE 2	1475 SF	1,475	SF	
7 PASEOS	1650 SF	1,380	SF	
	Common	13,559	SF	Provided
		55,644		Provided Total

0 40' 160'
20' 80'

SITE PLAN A1.0
SCHEME 6A

COVINA SFDs COVINA, CA
RC HOMES

550 LARCHMONT BLVD. SUITE 210, LOS ANGELES, CA 90004
PHONE: (323) 450-2334

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR., SANTA ANA, CA 92705
PHONE: (714) 285-1888

12.20.2024
JOB: 2421

DRAFT Field Percolation Test Data Sheet

Project:	RC Homes, Tr 84582, San Dimas	Proj. No.:	7211.24	Test No.:	**BP-1**
Test Date:	3/18/2025	Tested by:	RN/JW		
Test Method:	Hollow stem auger boring	USCS Soil Classification:		SP (Sand & Gravel)	

Test hole Dimensions:	Depth	Diameter	Test Zone Area	
	150 in.	8 in	NA	NA

Time Interval Standard	Trial No.	Start Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Water Level (in)
	1	0825	12	96	138	42
	2					

Percolation Test			**Δt** Time Interval (min.)	**d_0** Initial Depth to Water (in)	**d_f** Final Depth to Water (in)	**Δd** Change in Water Level (in)	Measured Infiltration Rate (in/hr)
Trial No.	Start Time	Stop Time					
1	1215	1000	10	125.00	150.00	25.00	150.00
2	1230	1014	10	120.00	150.00	30.00	180.00
3	1243	1026	10	126.00	150.00	24.00	144.00
4	1304	1040	10	126.00	150.00	24.00	144.00
5	1319	1052	10	126.00	146.00	20.00	120.00
6	1331	1104	10	126.00	147.00	21.00	126.00
7	1344	1117	10	126.00	148.00	22.00	132.00
8	1403	1129	10	126.00	146.00	20.00	120.00
9	1131	1141	10	126.00	146.00	20.00	120.00
10	1143	1153	10	126.00	145.00	19.00	114.00
11	1156	1206	10	126.00	146.00	20.00	120.00
12	1209	1219	10	126.00	145.00	19.00	114.00

Calculations using the average of the last 3 readings	Change in Water Level (in.)	Discharged Volume Rate (in^3/hr)	Test Zone Surface Area (in^2)	Field Measured Infiltration Rate (in/hr)
	19.33	5,829.78	536.09	10.87

COMMENTS: Field Measured Rate = Discharged Volume Rate/Test Zone Surface Area

Design Reduction Factors: $RF_t = 2$, $RF_v = 1$, $Rf_s = 1$ Total Reduction Factor (RF) = 2

Design Infiltration Rate = Measured Rate/RF = 5.44 in/hr

(Reference: L.A. County Public Works GS200.2, 6/30/21)

Associated Soils Engineering, Inc.

Plate H-1

Field Percolation Test Data Sheet

Project:	RC Homes, Tr 84582, San Dimas	Proj. No.:	7211.24	Test No.:	**BP-2**
Test Date:	3/18/2025	Tested by:	RN/JW		
Test Method:	Hollow stem auger boring	USCS Soil Classification:		SP (Sand & Gravel)	

Test hole Dimensions:	Depth	Diameter	Test Zone Area	
	138 in.	8 in	NA	NA

Time Interval Standard	Trial No.	Start Time	Time Interval (min)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Water Level (in)
	1	0825	12	96	138	42
	2					

Percolation Test			Δt	d_0	d_f	Δd	
Trial No.	Start Time	Stop Time	Time Interval (min.)	Initial Depth to Water (in)	Final Depth to Water (in)	Change in Water Level (in)	Measured Infiltration Rate (in/hr)
1	0845	0855	10	102.00	132.00	30.00	180.00
2	0900	0910	10	114.00	138.00	24.00	144.00
3	0913	0923	10	96.00	128.00	32.00	192.00
4	0925	0935	10	102.00	131.00	29.00	174.00
5	0940	0950	10	111.00	133.00	22.00	132.00
6	0953	1003	10	102.00	129.00	27.00	162.00
7	1009	1019	10	102.00	127.00	25.00	150.00
8	1033	1043	10	96.00	126.00	30.00	180.00
9	1047	1057	10	102.00	132.00	30.00	180.00
10	1100	1110	10	102.00	131.00	29.00	174.00
11	1112	1122	10	102.00	131.00	29.00	174.00
12	1135	1145	10	102.00	132.00	30.00	180.00

Calculations using the average of the last 3 readings	Change in Water Level (in.)	Discharged Volume Rate (in^3/hr)	Test Zone Surface Area (in^2)	Field Measured Infiltration Rate (in/hr)
	29.33	8,845.74	787.41	11.23 in/hr

COMMENTS: Field Measured Rate = Discharged Volume Rate/Test Zone Surface Area

Design Reduction Factors: $RF_t = 2$, $RF_v = 1$, $Rf_s = 1$ Total Reduction Factor (RF) = 2

Design Infiltration Rate = Measured Rate/RF = 5.62 in/hr

(Reference: L.A. County Public Works GS200.2, 6/30/21)

Associated Soils Engineering, Inc.

Plate H-2

MAPS

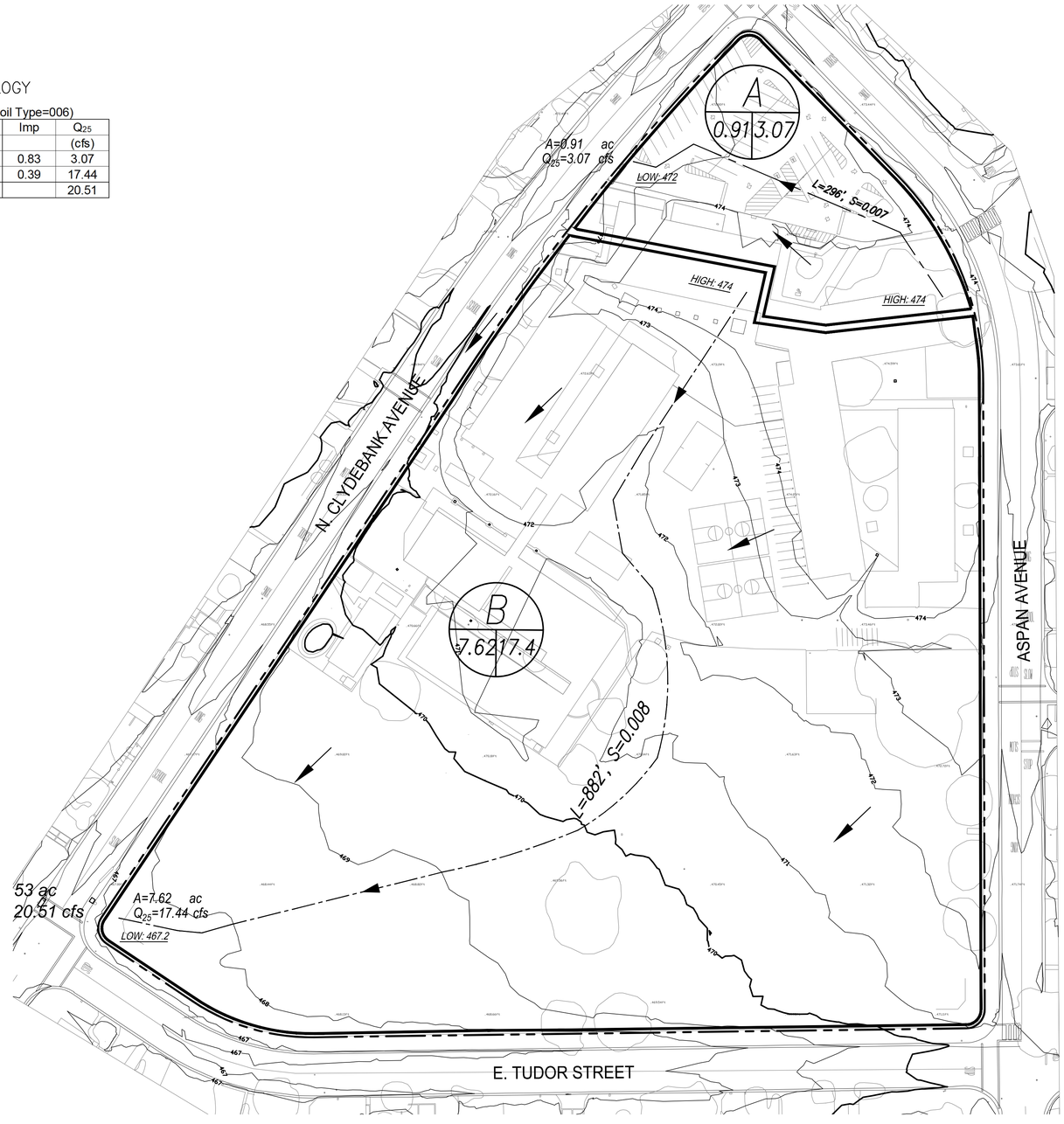
EXISTING HYDROLOGY

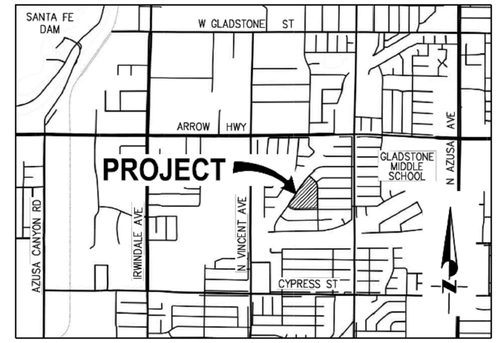
VESTING TENTATIVE TRACT MAP NO. 84788
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EXISTING HYDROLOGY

(24-hr 50-yr Isohyet=7.2 inches, Soil Type=006)

Subarea	Area	Length	Slope	Imp	Q_{25}
	(ac)	(ft)			(cfs)
A	0.91	296	0.007	0.83	3.07
B	7.62	882	0.008	0.39	17.44
Total	8.53				20.51



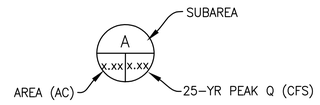


VICINITY MAP
N.T.S

HYDROLOGY DATA

50-YR 24 HOUR RAIN.....7.2"
SOIL TYPE.....006
STUDY FREQUENCY.....25-YR
LAND USE.....SCHOOL
IMPERVIOUSNESS.....0.83, 0.39

LEGEND



FLOW ARROW
FLOW PATH
SUBAREA BOUNDARY
PROJECT BOUNDARY
L=XXX' FLOW PATH LENGTH (FT)

SCALE: 1" =50'

0 50 100 150

NO.	DATE	REVISIONS	APPROVED BY

DESIGNER
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

APPLICANT:
RC HOMES
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
PHONE: (323) 450-2334

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO.46026 EXP.12-31-26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649
8/13/2025
SIEW HUAT NG DATE
R.C.E. 46026 EXP. 12-31-2026

DRIANAGE CONCEPT/HYDROLOGY STUDY FOR
VESTING TENTATIVE TRACT MAP NO. 84788
EXISTING HYDROLOGY
5034 N CLYDEBANK AVENUE, COVINA CA 91722
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

PROJECT NO.

SHEET 1
OF 1

VESTING TENTATIVE TRACT MAP NO. 84788

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PROPOSED HYDROLOGY

(24-hr 50-yr Isohyet=7.2 inch, 85th Percentile Rain=1.04 inch, Soil Type=006)

Subarea	Area	Length	Slope	Imp	Q_{25}	Q_{pm}	SWQDv
	(ac)	(ft)			(cfs)	(cfs)	(cf)
A	2.81	523	0.008	0.65	7.95	0.459	6,523
B	2.85	521	0.008	0.65	8.06	0.465	6,616
C	2.87	527	0.007	0.65	8.12	0.483	6,662
Total	8.53				24.13	1.41	19,801

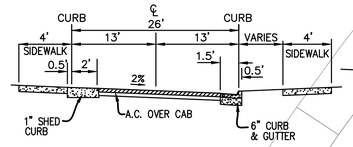
DETENTION BASIN OUTFLOW CALCULATION

Stage	Infiltration Area	Infiltration Q	Pipe Discharge	Total Discharge
(ft)	(sf)	(cfs)	(cfs)	(cfs)
0	714	0.00	0	0.00
0.5(1)	823	0.10	0.00	0.10
1	932	0.12	0.00	0.12
1.5	1,041	0.13	0.00	0.13
2.5	1,259	0.16	0.00	0.16
3.5	1,477	0.19	0.00	0.19
4.5	1,695	0.21	10.12	10.33
5.5(2)	1,913	0.24	20.23	20.47
6.0(3)	2,022	0.25	20.23	20.48

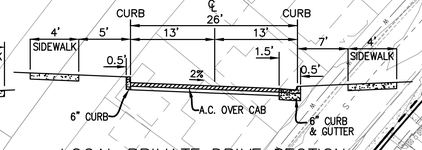
(1) 6" gravel bed
(2) top of 60" perforated CMP
(3) top of trench

DETENTION BASIN STAGE–VOLUME–DISCHARGE RELATION

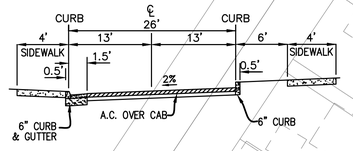
Stage	Area Pipe	V Pipe	V Rock	Total Volume	Total Volume	Total Discharge
(ft)	(sf)	(cf)	(cf)	(cf)	(ac-ft)	(cfs)
0	0	0	0	0	0.000	0.00
0.5	0	0	142.8	143	0.0033	0.10
1	1.02	104	101.2	348	0.008	0.12
1.5	2.8	285.6	171.4	600	0.014	0.13
2.5	7.33	748	272.1	1,163	0.027	0.16
3.5	12.3	1,255	355	1,752	0.040	0.19
4.5	16.84	1,718	455.3	2,316	0.053	10.33
5.5	19.63	2,002	627.1	2,772	0.064	20.47
6.0	19.63	2,002	769.9	2,915	0.067	20.48



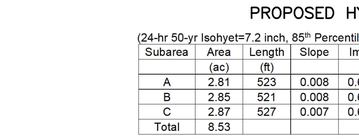
LOCAL PRIVATE DRIVE SECTION
"B" DRIVE
NTS



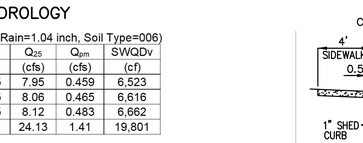
LOCAL PRIVATE DRIVE SECTION
"D" DRIVE
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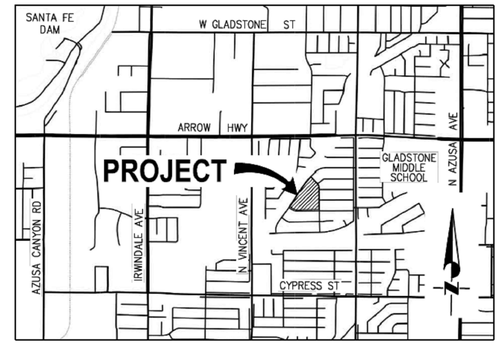
LOCAL PRIVATE DRIVE SECTION
"C" DRIVE
NTS



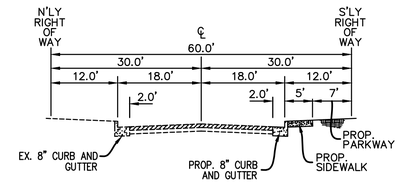
TYPICAL 24' ALLEY
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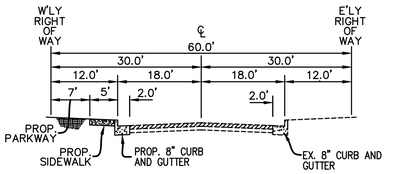
DRIVE "LL"
NTS



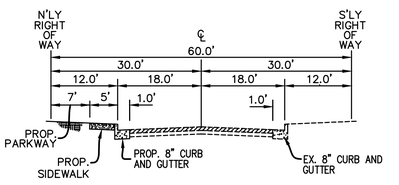
VICINITY MAP
N.T.S



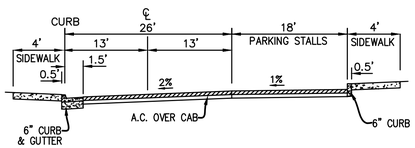
PUBLIC STREET SECTION
CLYDEBANK AVENUE – 60' ROW
NTS



PUBLIC STREET SECTION
ASPAN AVENUE – 60' ROW
NTS

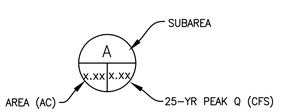


PUBLIC STREET SECTION
TUDOR STREET – 60' ROW
NTS



LOCAL PRIVATE DRIVE SECTION
"A" DRIVE
NTS

LEGEND



FLOW ARROW
FLOW PATH
SUBAREA BOUNDARY
PROJECT BOUNDARY
L=532', S=0.008 FLOW PATH LENGTH AND SLOPE

HYDROLOGY DATA

50-YR 24 HOUR RAIN.....7.2"
SOIL TYPE.....006
STUDY FREQUENCY.....25-YR
LAND USE.....SINGLE FAMILY RESIDENTIAL
85TH PERCENTILE ISOHYET.....1.04"
IMPERVIOUSNESS.....0.65

NO.	DATE	REVISIONS	APPROVED BY

DESIGNER
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

APPLICANT:
RC HOMES
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
PHONE: (323) 450-2334

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO.46026 EXP.12-31-26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649
8/13/2025
SIEW HUAT NG DATE
R.C.E. 46026 EXP. 12-31-2026

DRIANAGE CONCEPT/HYDROLOGY STUDY FOR
VESTING TENTATIVE TRACT MAP NO. 84788
PROPOSED HYDROLOGY
5034 N CLYDEBANK AVENUE, COVINA CA 91722
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

PROJECT NO.

SHEET 1
OF 5

VESTING TENTATIVE TRACT MAP NO. 84788

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

INFILTRATION SYSTEM SUMMARY

(Void Ratio=0.4, Total Reduction Factor=2, CMP diam.=60")

Subarea	Area	SWQDv	Design Infil Rate	CMP Length	Pipe Storage	Gravel Storage	V_{sub}	V_{total}
	(ac)	(cf)	(in/hr)	(ft)	(cf)	(cf)	(cf)	(cf)
A	2.81	6,523	5.62	175	3,426	1,758	5,184	6,610
				50	982	444	1,426	
B	2.85	6,616	5.53(1)	214	4,202	2,656	6,858	6,858
C	2.87	6,662	5.44	216	4,231	2,905	7,136	7,136

(1) Average of the two test locations

DRAWDOWN TIME CALCULATION

Subarea	Trench	$V_{provided}$	Area	Effective Infil Rate	Time to Empty
		(cf)	(sf)	(in/hr)	(hr)
A	1-a	5,184	1,075	5.62	10.3
	1-b	1,426	250	5.62	12.2
B	2	6,858	1,430	5.53	10.4
C	3	7,136	1,490	5.44	10.6
Detention	4	2,915	500	5.44	12.9

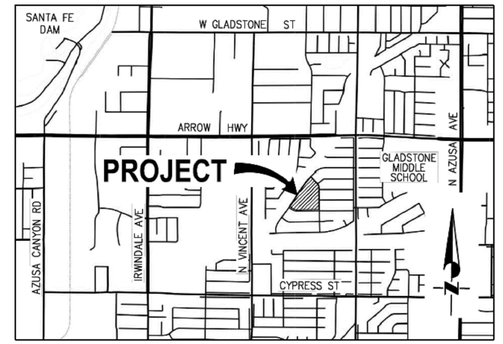
CONSTRUCTION NOTES

1. INSTALL SDR-35 STORM DRAIN PER DETAIL "A" ON SHEET 3 AT 1% MIN SLOPE, SIZE PER PLAN.
2. INSTALL 18"X18" CONCRETE DURA-DRAIN CATCH BASIN, WITH TRAFFIC RATED AND HEEL PROOF GRATE PER DETAIL "C" ON SHEET 3 OR APPROVED EQUAL.
3. INSTALL 24"X24" CONCRETE DURA-DRAIN CATCH BASIN, WITH TRAFFIC RATED AND HEEL PROOF GRATE PER DETAIL "C" ON SHEET 3 OR APPROVED EQUAL.
4. INSTALL 36"X36" CONCRETE DURA-DRAIN CATCH BASIN, WITH TRAFFIC RATED SOLID LID PER DETAIL "C" ON SHEET 3 OR APPROVED EQUAL.
5. INSTALL STENCILE SIGNAGE "NO DUMPING-DRAIN TO OCEAN" PER DETAIL "B" ON SHEET 3.
6. INSTALL CATCH BASIN FILTER INSERT – FGP-36F8 PER DETAIL "D" ON SHEET 3.
7. INSTALL STORMPERK 60" PERFORATED UNDERGROUND INFILTRATION PIPE SYSTEM PER SECTION HEREON AND DETAIL "F" ON SHEET 4.

NOTES

ALL ONSITE STORM DRAIN FACILITIES, INFILTRATION AND DETENTION BASINS ARE TO BE MAINTAINED BY HOA.



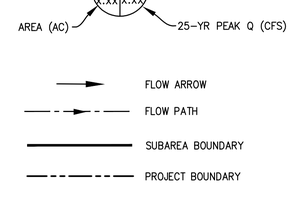


VICINITY MAP
N.T.S

HYDROLOGY DATA

SOIL TYPE.....006
LAND USE.....SINGLE FAMILY RESIDENTIAL
85TH PERCENTILE ISOHYET.....1.04"
IMPERVIOUSNESS.....0.65

LEGEND



SCALE: 1" =50'

0 50 100 150

NO.	DATE	REVISIONS	APPROVED BY

DESIGNER
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

APPLICANT:
RC HOMES
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
PHONE: (323) 450-2334

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO.46026 EXP.12-31-26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649
8/13/2025
SIEW HUAT NG DATE
R.C.E. 46026 EXP. 12-31-2026

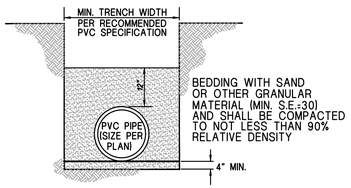
DRIANAGE CONCEPT/HYDROLOGY STUDY FOR VESTING TENTATIVE TRACT MAP NO. 84788

LID PLAN

5034 N CLYDEBANK AVENUE, COVINA CA 91722
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

PROJECT NO.

SHEET 2 OF 5



(A) P.V.C. BEDDING

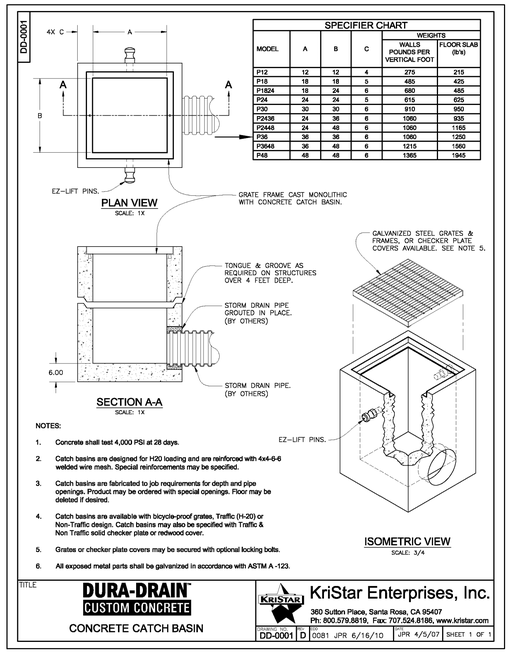
NOT TO SCALE



ALL CATCH BASINS AND INLETS THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN MUST BE STENCILED TO DISCOURAGE ILLEGAL DUMPING OF POLLUTANTS. THIS STENCIL SHALL HAVE A MINIMUM DIAMETER OF 30 INCHES. ALL CATCH BASINS SHALL BE LABELED WITH EITHER LOGO SHOWN ABOVE.

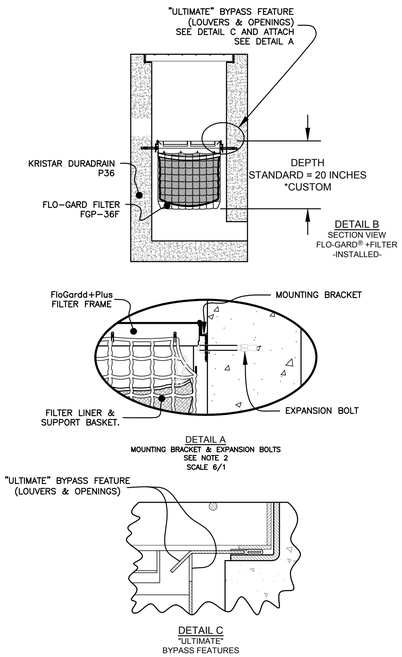
(B) "NO DUMPING SIGN" DETAIL

NOT TO SCALE



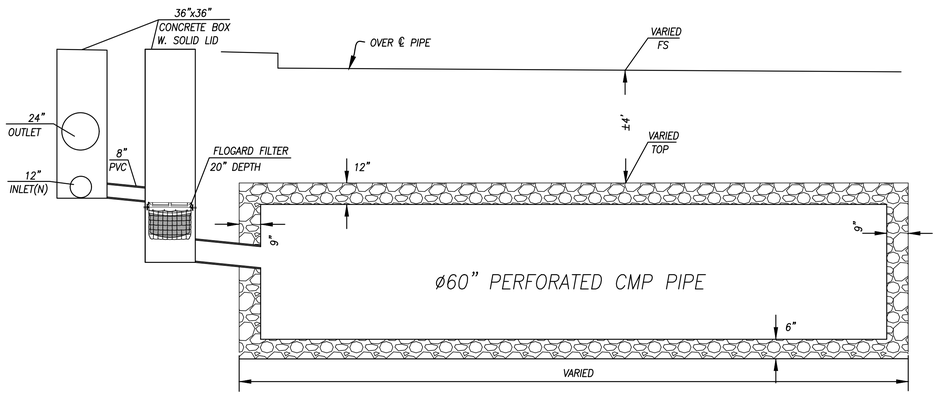
SPECIFIER CHART					
MODEL	A	B	C	WEIGHTS: WALLS POUNDS PER VERTICAL FOOT	WEIGHTS: FLOOR SLAB (lb's)
P12	12	12	4	275	215
P18	18	18	5	485	425
P1824	18	24	6	680	485
P24	24	24	5	615	625
P30	30	30	6	910	950
P2436	24	36	6	1060	935
P2448	24	48	6	1360	1165
P36	36	36	6	1060	1250
P3648	36	48	6	1215	1560
P48	48	48	6	1365	1945

(C) CONCRETE JUNCTION BOX



FloGard Flat Grated Inlet SPECIFIER CHART							
MODEL NO. STANDARD DEPTH	STANDARD & SHALLOW DEPTH (Data in these columns is the same for both STANDARD & SHALLOW versions)			STANDARD DEPTH -20 Inches-		MODEL NO. SHALLOW DEPTH	SHALLOW DEPTH -12 Inches-	
	INLET ID Inside Dimension (inch x inch)	GRADE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)		SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12F8	.15	.25
FGP-16F	16 X 16	16 X 19	4.7	0.8	0.7	FGP-16F8	.45	.4
FGP-18F	18 X 18	18 X 20	4.7	0.8	0.7	FGP-18F8	.45	.4
FGP-1836F	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836F8	1.3	.9
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21F8	1.25	.85
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24F8	1.25	.85
FGP-2436F	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436F8	1.95	1.15
FGP-2448F	24 X 48	24 X 48	9.3	4.4	2.4	FGP-2448F8	2.5	1.35
FGP-32F-TN	28 X 28	32 X 32	6.3	2.2	1.5	FGP-32F8-TN	1.25	.85
FGP-30F	30 X 30	30 X 34	8.1	3.8	2.0	FGP-30F8	2.05	1.15
FGP-36F	36 X 36	36 X 40	9.1	4.6	2.4	FGP-36F8	2.65	1.35
FGP-3648F	36 X 48	40 X 48	11.5	6.8	3.2	FGP-3648F8	3.9	1.85
FGP-48F	48 X 48	48 X 54	13.2	9.5	3.9	FGP-48F8	5.45	2.25
FGP-1633F	16 X 34	18 X 36	6.9	2.3	1.8	FGP-1633F8	1.3	.9
FGP-2234F	22 X 34	24 X 36	8.0	3.4	2.0	FGP-2234F8	1.95	1.15

(D) CATCH BASIN & FILTER INSERT DETAIL
(FLAT GRATE INLET)



(E) 60" DIA. INFILTRATION PIPE SECTION (TYP.)

NOT TO SCALE

NO.	DATE	REVISIONS	APPROVED BY

DESIGNER
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

APPLICANT:
RC HOMES
550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
PHONE: (323) 450-2334

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO.46026 EXP.12-31-26 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649
8/13/2025
SIEW HUAT NG — DATE
R.C.E. 46026 EXP. 12-31-2026

DRIANAGE CONCEPT/HYDROLOGY STUDY FOR
VESTING TENTATIVE TRACT MAP NO. 84788
DETAILS
5034 N CLYDEBANK AVENUE, COVINA CA 91722
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

PROJECT NO.

SHEET 3
OF 5

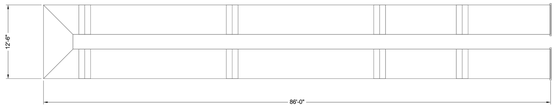
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 175 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 6,523 CF
- PIPE STORAGE VOLUME = 3,426 CF
- BACKFILL STORAGE VOLUME = 1,758 CF
- TOTAL STORAGE PROVIDED = 5,184 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 60"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = PERFORATED
- BARREL SPACING = 30"

BACKFILL DETAILS
- WIDTH AT ENDS = 9"
- ABOVE PIPE = 12"
- WIDTH AT SIDES = 7.5"
- BELOW PIPE = 6"



NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

ASSEMBLY
SCALE: 1" = 10'

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DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO82823 Covina Site
Subarea A
Covina, CA
INFILTRATION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
60021	82823	8/1/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		

1

PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 50 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 6,523 CF
- PIPE STORAGE VOLUME = 982 CF
- BACKFILL STORAGE VOLUME = 444 CF
- TOTAL STORAGE PROVIDED = 1,426 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 60"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = PERFORATED
- BARREL SPACING = 30"

BACKFILL DETAILS
- WIDTH AT ENDS = 9"
- ABOVE PIPE = 12"
- WIDTH AT SIDES = 7.5"
- BELOW PIPE = 6"



NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
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- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

ASSEMBLY
SCALE: 1" = 10'

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DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO82804 Covina Site
Subarea A - 2
Covina, CA
INFILTRATION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
60221	82804	8/6/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		

1

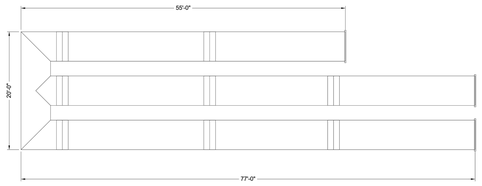
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 214 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 6,616 CF
- PIPE STORAGE VOLUME = 4,202 CF
- BACKFILL STORAGE VOLUME = 2,656 CF
- TOTAL STORAGE PROVIDED = 6,858 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 60"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = PERFORATED
- BARREL SPACING = 30"

BACKFILL DETAILS
- WIDTH AT ENDS = 9"
- ABOVE PIPE = 12"
- WIDTH AT SIDES = 7.5"
- BELOW PIPE = 6"



NOTES

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- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
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ASSEMBLY
SCALE: 1" = 10'

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DATE	REVISION DESCRIPTION	BY

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9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO82825 Covina Site
Subarea B
Covina, CA
INFILTRATION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
60221	82825	8/6/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		

1

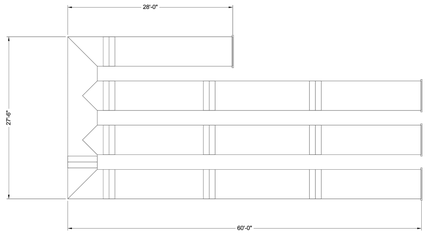
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 216 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 6,662 CF
- PIPE STORAGE VOLUME = 4,231 CF
- BACKFILL STORAGE VOLUME = 2,905 CF
- TOTAL STORAGE PROVIDED = 7,136 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 60"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = PERFORATED
- BARREL SPACING = 30"

BACKFILL DETAILS
- WIDTH AT ENDS = 9"
- ABOVE PIPE = 12"
- WIDTH AT SIDES = 7.5"
- BELOW PIPE = 6"



NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

ASSEMBLY
SCALE: 1" = 10'

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CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO82826 Covina Site
Subarea C
Covina, CA
INFILTRATION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
60221	82826	8/6/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		

1

(F) 60" PERFORATED PIPE DEATILS

NOT TO SCALE

NO.	DATE	REVISIONS	APPROVED BY

DESIGNER
DESIGNED BY:
DRAFTED BY:
CHECKED BY:

APPLICANT:

RC HOMES

550 N LARCHMONT BLVD., SUITE 201
LOS ANGELES, CA 90004
PHONE: (323) 450-2334

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO.46026
EXP.12-31-26
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

SIEW HUAT NG — DATE
R.C.E. 46026 EXP. 12-31-2026

DRIANAGE CONCEPT/HYDROLOGY STUDY FOR
VESTING TENTATIVE TRACT MAP NO. 84788

DETAILS (CONT.)

5034 N CLYDEBANK AVENUE, COVINA CA 91722
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES

PROJECT NO.

SHEET 4
OF 5

PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 100 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 5,300 CF
- PIPE STORAGE VOLUME = 1,963 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 1,963 CF

PIPE DETAILS
- DIAMETER = 60"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 30"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 6"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 6"



NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
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ASSEMBLY
SCALE: 1" = 10'

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CONTECH CMP DETENTION SYSTEMS
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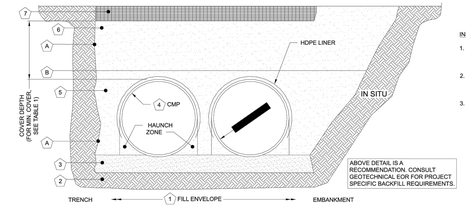
DYO82817 Covina Site
Detention
Covina, CA
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
60221	82817	8/6/2025
DESIGNED:	DRAWN:	
DYO	DYO	
CHECKED:	APPROVED:	
DYO	DYO	
SHEET NO.:	1	

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. AN HDPE MEMBRANE LINER WILL BE PLACED ON THE CROWN OF EACH PIPE TO PROVIDE AN IMPERMEABLE BARRIER AGAINST ENVIRONMENTAL CHANGES THAT MAY ADVERSELY AFFECT THE SYSTEM OVER TIME, PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL TECHNICAL DETAILS.

TABLE 2: PERFORATED STANDARD

CMP RETENTION STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE. 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4		CORRUGATED METAL PIPE		
5	BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED-STONE PER **M 43: 3, 357, 4, 467, 5, 56, 57** APPROVED EQUAL *	**AASHTO** OR	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION. ****N**
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD		COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD		FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.
A	OPTIONAL SIDE GEOTEXTILE	NONE		GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.
B	GEOTEXTILE BETWEEN LAYERS	NONE		IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE

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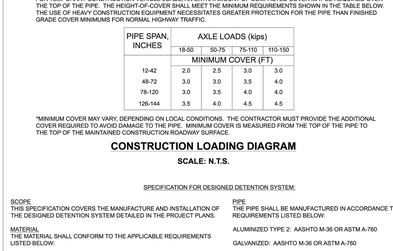
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CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO82826 Covina Site
Covina, CA

PROJECT No.:	SEQ. No.:	DATE:
60221	82826	8/6/2025
DESIGNED:	DRAWN:	
DYO	DYO	
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DYO	DYO	
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CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

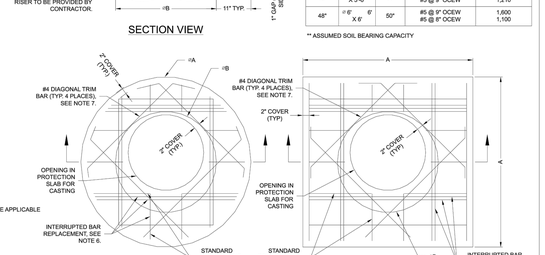
APPLICABLE POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

APPLICABLE HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPS (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

REQUIREMENTS
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.


A
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NOISE AND VIBRATION IMPACT ANALYSIS

COVINA SCHOOL SITE RESIDENTIAL PROJECT

LOS ANGELES COUNTY, CALIFORNIA

LSA

November 2025

NOISE AND VIBRATION IMPACT ANALYSIS

COVINA SCHOOL SITE RESIDENTIAL PROJECT

LOS ANGELES COUNTY, CALIFORNIA

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TABLE OF CONTENTS

FIGURES AND TABLES iv
LIST OF ABBREVIATIONS AND ACRONYMS v
INTRODUCTION 1
Project Location and Description 1
Existing Land Uses in the Project Area 4
NOISE AND VIBRATION FUNDAMENTALS 5
Characteristics of Sound 5
Measurement of Sound 5
Physiological Effects of Noise 6
Fundamentals of Vibration 8
REGULATORY SETTING 10
Applicable Noise Standards 10
California Code of Regulations 10
Los Angeles County 10
Applicable Vibration Standards 12
California Department of Transportation 12
OVERVIEW OF THE EXISTING NOISE ENVIRONMENT 13
Ambient Noise Measurements 13
Long-Term Noise Measurements 13
Existing Aircraft Noise 13
PROJECT IMPACTS 15
Short-Term Construction Noise Impacts 15
Short-Term Construction Vibration Impacts 18
Long-Term Off-Site Traffic Noise Impacts 20
Long-Term Off-Site Stationary Noise Impacts 20
Long-Term Traffic-Related Vibration Impacts 20
ON-SITE LAND USE COMPATIBILITY ANALYSIS 21
On-Site Exterior Noise Impacts 21
On-Site Interior Noise Impacts 21
REFERENCES 22

FIGURES AND TABLES

FIGURES

Figure 1: Project Location 2
Figure 2: Site Plan 3
Figure 3: Noise Monitoring Locations 14

TABLES

Table A: Definitions of Acoustical Terms 7
Table B: Common Sound Levels and Their Noise Sources 8
Table C: Exterior Noise Standards 11
Table D: Construction Noise Standards 11
Table E: Interpretation of Vibration Criteria for Detailed Analysis 12
Table F: Construction Vibration Damage Criteria 12
Table G: Existing Noise Level Measurements 13
Table H: Typical Construction Equipment Noise Levels 16
Table I: Potential Construction Noise Impacts at Nearest Receptor 17
Table J: Vibration Source Amplitudes for Construction Equipment 18
Table K: Potential Construction Vibration Annoyance Impacts at Nearest Receptor 19
Table L: Potential Construction Vibration Damage Impacts at Nearest Receptor 19

APPENDICES

A: NOISE MONITORING DATA
B: CONSTRUCTION NOISE LEVEL CALCULATIONS

LIST OF ABBREVIATIONS AND ACRONYMS

APN	Assessor's Parcel Number
BACT	Best Available Control Technology
BAT	Best Available Technologies
Caltrans	California Department of Transportation
Caltrans Manual	California Department of Transportation's *Transportation and Construction Vibration Guidance Manual*
CCR	California Code of Regulations
County	County of Los Angeles
CNEL	Community Noise Equivalent Level
D	distance from the receiver to a piece of equipment
dB	decibel(s)
dBA	A-weighted decibel(s)
DPH	Los Angeles County Department of Public Health
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
FTA Manual	Federal Transit Administration's 2018 *Transit Noise and Vibration Impact Assessment Manual*
HVAC	heating, ventilation, and air conditioning
I-210	Interstate 210
in/sec	inches per second
L_{50}	median noise level
L_{dn}	day-night average noise level
L_{eq}	equivalent continuous sound level
L_{max}	maximum instantaneous sound level
L_V	vibration velocity

Noise Element	Noise Element of the County of Los Angeles General Plan
P	Public and Semi-Public
PPV	peak particle velocity
project	Covina School Site Residential Project
RMS	root-mean-square
sf	square foot/feet
STC	Sound Transmission Class
U.F.	usage factor
USEPA	United States Environmental Protection Agency
V	root-mean-square velocity amplitude
V_{ref}	reference velocity amplitude

INTRODUCTION

This Noise and Vibration Impact Analysis has been prepared to evaluate the potential noise and vibration impacts and reduction measures associated with the proposed Covina School Site Residential Project (project) in Los Angeles County, California. This report is intended to satisfy the County of Los Angeles's (County) requirement for a project-specific noise impact analysis by examining the impacts of the project site and evaluating noise reduction measures that the project may require.

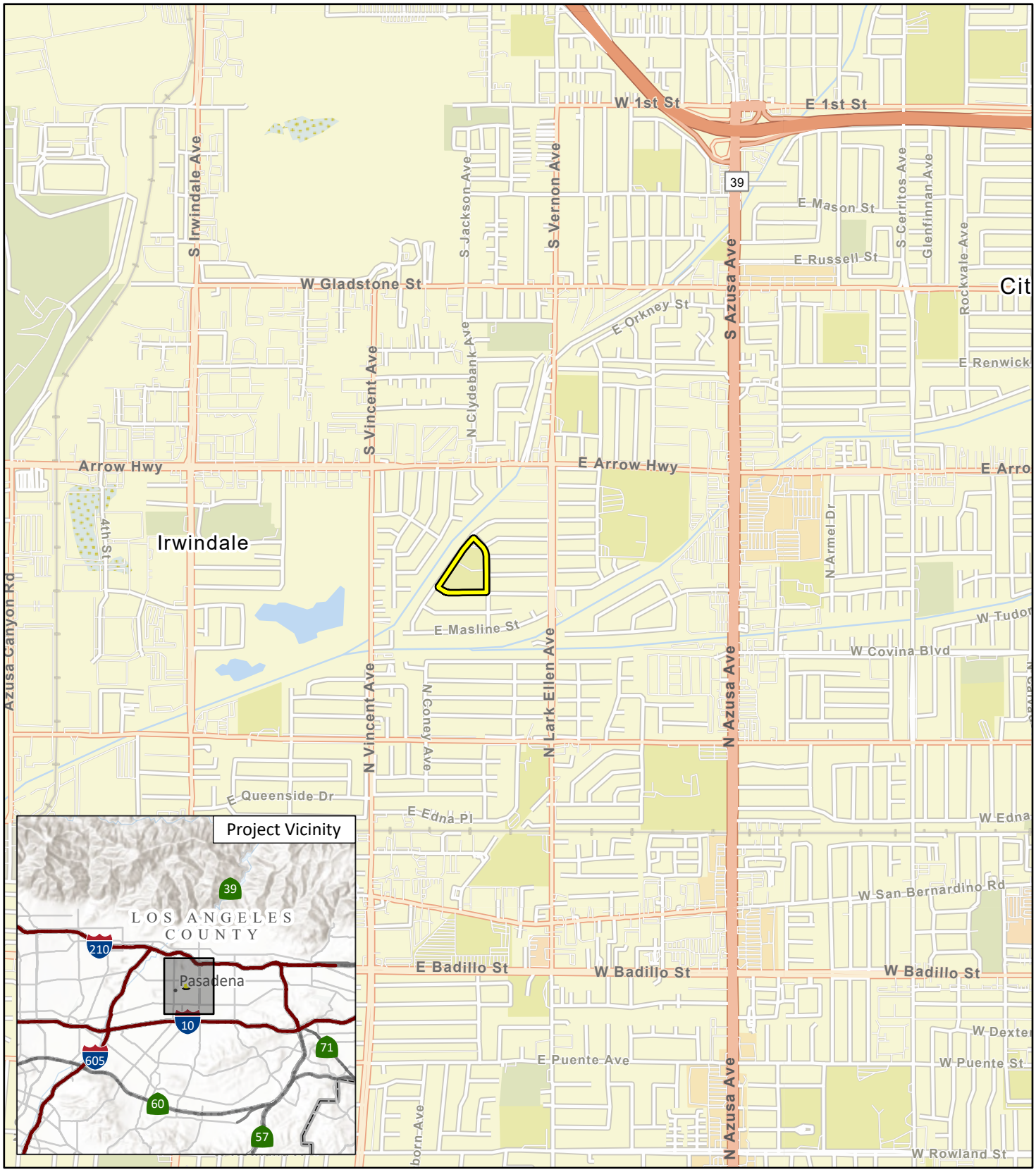
PROJECT LOCATION AND DESCRIPTION

The project site is located in the eastern portion of Los Angeles County and within Section 10, Township 1 South, Range 10 West San Bernardino Principal Meridian. The project site encompasses approximately 8.55 acres and is identified by Assessor's Parcel Number (APN) 5410-028-900. Regional access to the project site is provided via Interstate 210 (I-210) and State Route 39 (SR-39). Local access to the project site is provided via North Clydebank Avenue, North Aspan Avenue, and East Tudor Street. Figure 1 illustrates the regional and project location, and Figure 2 shows the site plan.

The project site is currently developed with an elementary school. The project site is currently designated with a General Plan Land Use designation of Public and Semi-Public (P) and is zoned as Single-Family Residence (R-1-6000). The Public and Semi-Public land use designation allows for public and semi-public facilities and community-serving uses, including public buildings and campuses, schools, hospitals, cemeteries, fairgrounds, airports and other major transportation facilities as well as other major public facilities. The Public and Semi-Public land use also permits alternative uses that are compatible with the surrounding development and community character in the event that the public or semi-public use of mapped facilities is terminated. Pursuant to the County's Zoning and Development Code Section 22.44.1710, the principal permitted uses for the Single-Family Residence zone are single-family residences.

The project would demolish the existing elementary school on the 8.55-gross acre parcel to develop the site with 104 single-family residential units. The project would include landscaping, parking, private roadways, and utility and stormwater improvements. In addition, the project would implement offsite improvements in the form of a new water main on Aspan Avenue that would connect to the existing water line in Clydebank Avenue and Tudor Street. The proposed residences would be two stories with a maximum height of 26 feet and three inches.

The project would provide 220 to 564 square feet (sf) of private open space per unit resulting in an average of approximately 402 sf of private open space per unit. Additionally, the project would include approximately 29,430 sf of common recreational space. Recreational amenities would include one small park with picnic tables located in the southwest corner of the project site accessible from the proposed drive aisle "A Drive" and a community gathering area with picnic tables, shade shelters, and BBQs in the center of the proposed project.



LSA

Project Location

FIGURE 1

N

0 1000 2000

FEET

SOURCE: Esri Street Map 2025

Covina School Site Residential Project

Project Location

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LSA

FIGURE 2

N

0 600 1200

MILES

SOURCE: United Civil, Inc.

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Covina School Site Residential Project

Site Plan

Access to the project site would be provided via three driveways: two 26-foot driveways on Aspan Avenue and one 26-foot driveway on Clydebank Avenue. All three proposed driveways would connect to internal drive aisles to provide access to all 104 proposed residences.

The project proposes the installation of 6-foot-high tan vinyl fencing along the eastern and northeastern boundaries of the project site. Additionally, 3.5-foot-high tan vinyl fencing would be implemented along the western and southern boundaries of the site. The project would also include 3.5-foot-high wood grain vinyl fencing around the interior side yards and interior-facing backyards of residences.

The project would install a new 8-inch water main on Aspan Avenue, consisting of approximately 700 linear feet that would connect to the existing main at the Clydebank Avenue/Aspan Avenue intersection and at the Tudor Street/Aspan Avenue intersection.

Construction activities for the project would occur over one phase lasting approximately 10 months, beginning the third quarter of 2027 and ending the second quarter of 2028. Construction would occur in the following stages: (1) site preparation and grading; (2) building construction; (3) paving; and (4) architectural coatings. Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and would not occur on Saturdays, Sundays or holidays pursuant to the County's Municipal Code Section 12.08.

Existing Land Uses in the Project Area

The project site is located within an urban and developed area and is primarily surrounded by residential uses. The areas adjacent to the project site include the following uses:

- **North:** Clydebank Avenue followed by single family residential uses
- **East:** Aspan Avenue followed by single family residential uses
- **South:** Tudor Street followed by single family residential uses
- **West:** Clydebank Avenue followed by single family residential uses

The nearest sensitive receptors are the existing residential uses located approximately 50 feet from the project site boundary on all sides.

NOISE AND VIBRATION FUNDAMENTALS

CHARACTERISTICS OF SOUND

Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect the ability to hear. Pitch is the number of complete vibrations, or cycles per second, of a sound wave, which results in the tone's range from high to low. Loudness is the strength of a sound, and it describes a noisy or quiet environment; it is measured by the amplitude of the sound wave. Loudness is determined by the intensity of the sound waves combined with the reception characteristics of the human ear. Sound intensity is the average rate of sound energy transmitted through a unit area perpendicular to the direction in which the sound waves are traveling. This characteristic of sound can be precisely measured with instruments. The analysis of the project defines the noise environment of the project area in terms of sound intensity and its effect on adjacent sensitive land uses.

MEASUREMENT OF SOUND

Sound intensity is measured with the A-weighted decibel (dBA) scale to correct for the relative frequency response of the human ear. That is, an A-weighted noise level de-emphasizes low and very high frequencies of sound, similar to the human ear's de-emphasis of these frequencies. Decibels (dB), unlike the linear scale (e.g., inches or pounds), are measured on a logarithmic scale representing points on a sharply rising curve.

For example, 10 dB is 10 times more intense than 0 dB, 20 dB is 100 times more intense than 0 dB, and 30 dB is 1,000 times more intense than 0 dB. Thirty decibels (30 dB) represent 1,000 times as much acoustic energy as 0 dB. The decibel scale increases as the square of the change, representing the sound pressure energy. A sound as soft as human breathing is about 10 times greater than 0 dB. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A 10 dB increase in sound level is perceived by the human ear as only a doubling of the sound's loudness. Ambient sounds generally range from 30 dB (very quiet) to 100 dB (very loud).

Sound levels are generated from a source, and their decibel level decreases as the distance from that source increases. Sound levels dissipate exponentially with distance from their noise sources. For a single point source, sound levels decrease approximately 6 dB for each doubling of distance from the source. This drop-off rate is appropriate for noise generated by stationary equipment. If noise is produced by a line source (e.g., highway traffic or railroad operations), the sound decreases 3 dB for each doubling of distance in a hard site environment. Line source sound levels decrease 4.5 dB for each doubling of distance in a relatively flat environment with absorptive vegetation.

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. The equivalent continuous

sound level (L_{eq}) is the total sound energy of time-varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the L_{eq} and Community Noise Equivalent Level (CNEL) or the day-night average noise level (L_{dn}) based on A-weighted decibels. CNEL is the time-weighted average noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and a 10 dBA weighting factor applied to noises occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). L_{dn} is similar to the CNEL scale but without the adjustment for events occurring during the relaxation. CNEL and L_{dn} are within 1 dBA of each other and are normally interchangeable. The County uses the CNEL noise scale for long-term traffic noise impact assessment.

Other noise rating scales of importance when assessing the annoyance factor include the maximum instantaneous noise level (L_{max}), which is the highest sound level that occurs during a stated time period. The noise environments discussed in this analysis for short-term noise impacts are specified in terms of maximum levels denoted by L_{max}, which reflects peak operating conditions and addresses the annoying aspects of intermittent noise. It is often used together with another noise scale, or noise standards in terms of percentile noise levels, in noise ordinances for enforcement purposes. For example, the L_{10} noise level represents the noise level exceeded 10 percent of the time during a stated period. The L_{50} noise level represents the median noise level. Half the time the noise level exceeds this level, and half the time it is less than this level. The L_{90} noise level represents the noise level exceeded 90 percent of the time and is considered the background noise level during a monitoring period. For a relatively constant noise source, the L_{eq} and L_{50} are approximately the same.

Noise impacts can be described in three categories. The first category includes audible impacts, which are increases in noise levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3 dB or greater because this level has been found to be barely perceptible in exterior environments. The second category, potentially audible, refers to a change in the noise level between 1 dB and 3 dB. This range of noise levels has been found to be noticeable only in laboratory environments. The last category includes changes in noise levels of less than 1 dB, which are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are considered potentially significant.

PHYSIOLOGICAL EFFECTS OF NOISE

Physical damage to human hearing begins at prolonged exposure to sound levels higher than 85 dBA. Exposure to high sound levels affects the entire system, with prolonged sound exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and the nervous system. In comparison, extended periods of sound exposure above 90 dBA would result in permanent cell damage. When the sound level reaches 120 dBA, a tickling sensation occurs in the human ear, even with short-term exposure. This level of sound is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by a feeling of pain in the ear (i.e., the threshold of pain). A sound level of 160–165 dBA will result in dizziness or a loss of equilibrium. The ambient or background noise problem is widespread and generally more concentrated in urban areas than in outlying, less developed areas.

Table A lists definitions of acoustical terms, and Table B shows common sound levels and their sources.

Table A: Definitions of Acoustical Terms

Term	Definitions
Decibel, dB	A unit of sound measurement that denotes the ratio between two quantities that are proportional to power; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
Frequency, hertz	Of a function periodic in time, the number of times that the quantity repeats itself in 1 second (i.e., the number of cycles per second).
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. (All sound levels in this report are A-weighted unless reported otherwise.)
L_{01}, L_{10}, L_{50}, L_{90}	The fast A-weighted noise levels that are equaled or exceeded by a fluctuating sound level 1%, 10%, 50%, and 90% of a stated time period, respectively.
Equivalent Continuous Noise Level, L_{eq}	The level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time-varying sound.
Community Noise Equivalent Level, CNEL	The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 dBA to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 dBA to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.
Day/Night Noise Level, L_{dn}	The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 10 dBA to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.
L_{max}, L_{min}	The maximum and minimum A-weighted sound levels measured on a sound level meter, during a designated time interval, using fast time averaging.
Ambient Noise Level	The all-encompassing noise associated with a given environment at a specified time. Usually a composite of sound from many sources from many directions, near and far; no particular sound is dominant.
Intrusive	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content, as well as the prevailing ambient noise level.

Sources: (1) *Technical Noise Supplement* (Caltrans 2013); (2) *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).
Caltrans = California Department of Transportation
FTA = Federal Transit Administration

Table B: Common Sound Levels and Their Noise Sources

Noise Source	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Evaluations
Near Jet Engine	140	Deafening	128 times as loud
Civil Defense Siren	130	Threshold of Pain	64 times as loud
Hard Rock Band	120	Threshold of Feeling	32 times as loud
Accelerating Motorcycle at a Few Feet Away	110	Very Loud	16 times as loud
Pile Driver; Noisy Urban Street/Heavy City Traffic	100	Very Loud	8 times as loud
Ambulance Siren; Food Blender	95	Very Loud	—
Garbage Disposal	90	Very Loud	4 times as loud
Freight Cars; Living Room Music	85	Loud	—
Pneumatic Drill; Vacuum Cleaner	80	Loud	2 times as loud
Busy Restaurant	75	Moderately Loud	—
Near Freeway Auto Traffic	70	Moderately Loud	Reference level
Average Office	60	Quiet	One-half as loud
Suburban Street	55	Quiet	—
Light Traffic; Soft Radio Music in Apartment	50	Quiet	One-quarter as loud
Large Transformer	45	Quiet	—
Average Residence without Stereo Playing	40	Faint	One-eighth as loud
Soft Whisper	30	Faint	—
Rustling Leaves	20	Very Faint	—
Human Breathing	10	Very Faint	Threshold of Hearing
—	0	Very Faint	—

Source: Compiled by LSA (2022).

FUNDAMENTALS OF VIBRATION

Vibration refers to ground-borne noise and perceptible motion. Ground-borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may not be discernible, but without the effects associated with the shaking of a building there is less adverse reaction. Vibration energy propagates from a source through intervening soil and rock layers to the foundations of nearby buildings. The vibration then propagates from the foundation throughout the remainder of the structure. Building vibration may be perceived by occupants as the motion of building surfaces, the rattling of items sitting on shelves or hanging on walls, or a low-frequency rumbling noise. The rumbling noise is caused by the vibration of walls, floors, and ceilings that radiate sound waves.

Typical sources of ground-borne vibration are construction activities (e.g., blasting, pile-driving, and operating heavy-duty earthmoving equipment), steel-wheeled trains, and occasional traffic on rough roads. Problems with both ground-borne vibration and noise from these sources are usually localized to areas within approximately 100 feet of the vibration source, although there are examples of ground-borne vibration causing interference out to distances greater than 200 feet as detailed in the Federal Transit Administration's (FTA) 2018 *Transit Noise and Vibration Impact Assessment Manual* (FTA Manual). When roadways are smooth, vibration from traffic, even heavy trucks, is rarely perceptible. It is assumed for most projects that the roadway surface will be smooth enough that ground-borne vibration from street traffic will not exceed the impact criteria; however,

construction of the project could result in ground-borne vibration that may be perceptible and annoying.

Ground-borne noise is not likely to be a problem because noise arriving via the normal airborne path will usually be greater than ground-borne noise.

Ground-borne vibration has the potential to disturb people and damage buildings. Although it is very rare for train-induced ground-borne vibration to cause even cosmetic building damage, it is not uncommon for construction processes such as blasting and pile-driving to cause vibration of sufficient amplitudes to damage nearby buildings (FTA 2018). Ground-borne vibration is usually measured in terms of vibration velocity, either the root-mean-square (RMS) velocity or peak particle velocity (PPV). The RMS is best for characterizing human response to building vibration, and PPV is used to characterize the potential for damage. Decibel notation acts to compress the range of numbers required to describe vibration. Vibration velocity level in decibels is defined as

$$L_v = 20 \log_{10} [V/V_{ref}]$$

where "L_v" is the vibration velocity in decibels (VdB), "V" is the vibration amplitude, and "V_{ref}" is the reference velocity amplitude, or 1 x 10^{-6} inches per second (in/sec) used in the United States.

REGULATORY SETTING

APPLICABLE NOISE STANDARDS

The applicable noise standards governing the project site include the criteria in the California Code of Regulations, the Noise Element of the County General Plan (Noise Element) and the Los Angeles County Code of Ordinances.

California Code of Regulations

Interior noise levels for residential habitable rooms are regulated by Title 24 of the California Code of Regulations (CCR) California Noise Insulation Standards. Title 24, Chapter 12, Section 1206.4, of the 2019 California Building Code requires that interior noise levels attributable to exterior sources not exceed 45 dBA CNEL/L_{dn} in any habitable room. A habitable room is a room used for living, sleeping, eating, or cooking. Bathrooms, closets, hallways, utility spaces, and similar areas are not considered habitable rooms for this regulation (CCR Title 24, Chapter 12, Section 1206.4).

Los Angeles County

Noise Element of the General Plan

The project is located within the unincorporated areas of Los Angeles County. The purpose of the Noise Element is to reduce and limit the exposure of the general public to excessive noise levels. The Noise Element sets the goals and policy direction for the management of noise in the unincorporated areas. The following policies are applicable to the proposed project:

> **Policy N 1.2:** Reduce exposure to noise impacts by promoting land use compatibility.
>
> **Policy N 1.3**: Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).
>
> **Policy N 1.4:** Enhance and promote noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards and other applicable noise standards.
>
> **Policy N 1.5:** Ensure compliance with the jurisdictions of State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code), such as noise insulation of new multifamily dwellings constructed within the 60 dB (CNEL or L_{dn}) noise exposure contours.
>
> **Policy N 1.6:** Ensure cumulative impacts related to noise do not exceed health-based safety margins.
>
> **Policy N 1.9:** Require construction of suitable noise attenuation barriers on noise-sensitive uses that would be exposed to exterior noise levels of 65 dBA CNEL and above, when unavoidable impacts are identified.

Policy N 1.10: Orient residential units away from major noise sources (in conjunction with applicable building codes).

Los Angeles County Code

The County's regulations with respect to noise are included in Chapter 12.08, Noise Control, of the County Code. Section 12.08.390 identifies exterior noise standards for various noise zones within the county and are presented in Table C.

Table C: Exterior Noise Standards

Noise Zone	Designated Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level (dB)
I	Noise-Sensitive Area	Anytime	45
II	Residential Properties	10:00 p.m. – 7:00 a.m. 7:00 a.m. – 10:00 p.m.	45 50
III	Commercial Properties	10:00 p.m. – 7:00 a.m. 7:00 a.m. – 10:00 p.m.	55 60
IV	Industrial Properties	Anytime	70

Source: Los Angeles County Code (2025).

Construction noise standards are presented in Section 12.08.440 of the County Code. Per Section 12.08.440, construction work is prohibited between 7:00 p.m. and 7:00 a.m. or at anytime on Sundays or holidays, such that the sound creates a noise disturbance across a residential or commercial property line. Additionally, Table D presents construction noise standards at various land uses for mobile and stationary construction equipment.

Table D: Construction Noise Standards

Time	Affected Land Use		
	Single Family Residential	Multifamily Residential	Semi Residential/ Commercial
Mobile Construction Equipment[1]			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA
Stationary Construction Equipment[2]			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

Source: Los Angeles County Code (2025).

[1] Mobile Equipment: Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment.

[2] Stationary Equipment: Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment.

Air conditioning noise standards are presented in Section 12.08.530 of the County Code. Per Section 12.08.440, operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited: 55 dBA at any point on neighboring property line or 50 dBA at the center of neighboring patio or outside the neighboring living area window nearest the equipment location.

APPLICABLE VIBRATION STANDARDS

California Department of Transportation

Vibration standards included in the California Department of Transportation's (Caltrans) *Transportation and Construction Vibration Guidance Manual* (Caltrans Manual) (2020) are used in this analysis for ground-borne vibration impacts on human annoyance and building damage. The criteria for environmental impact from ground-borne vibration are based on the maximum levels for a single event and the RMS vibration level. Table E provides the criteria for assessing the potential for interference or annoyance from vibration levels in a building.

Table E: Interpretation of Vibration Criteria for Detailed Analysis

Human Response	Vibration Level (RMS in/sec)
Barely perceptible	0.01
Distinctly perceptible	0.04
Strongly perceptible	0.10
Severe	0.40

Source: *Transportation and Construction Vibration Guidance Manual* (Caltrans 2020).
Caltrans = California Department of Transportation
in/sec = inch/inches per second
RMS = root-mean-square

Table F lists the potential vibration building damage criteria associated with construction activities, as suggested in the Caltrans Manual. Caltrans guidelines show that a vibration level of up to 0.5 in/sec in PPV is considered safe for newer residential structures and modern industrial or commercial buildings and would not result in any construction vibration damage.

Table F: Construction Vibration Damage Criteria

Structure / Condition	PPV (in/sec)
Extremely fragile historic buildings, ruins, ancient monuments	0.08
Fragile buildings	0.10
Historic and some old buildings	0.25
Older residential structures	0.30
New residential structures	0.50
Modern industrial / commercial buildings	0.50

Source: *Transportation and Construction Vibration Guidance Manual,* Table 19 (Caltrans 2020).
Caltrans = California Department of Transportation PPV = peak particle velocity
in/sec = inch/inches per second

OVERVIEW OF THE EXISTING NOISE ENVIRONMENT

The primary existing noise sources in the project area include vehicle traffic on Arrow Highway, Lark Ellen, Clydebank Avenue, Tudor Street, Aspan Avenue, and other local roads in the vicinity of the project.

AMBIENT NOISE MEASUREMENTS

Long-Term Noise Measurements

To assess existing noise levels, LSA conducted two long-term noise measurements in the vicinity of the project site. The long-term (24-hour) noise level measurements were conducted on October 29 and 30, 2025, using two Larson Davis Spark 706RC Dosimeters. Table G provides a summary of the measured hourly noise levels from the long-term noise level measurements. Noise measurement sheets are provided in Appendix A. Figure 3 shows the long-term monitoring locations.

Table G: Existing Noise Level Measurements

Location Number	Location Description	Daytime Noise Levels[1] (dBA L_{eq})	Evening Noise Levels[2] (dBA L_{eq})	Nighttime Noise Levels[3] (dBA L_{eq})	Average Daily Noise Levels (dBA CNEL)
LT-1	5034 North Clydebank Avenue, Covina. Near the southwest corner of the project site. Approximately 48 ft from the Clydebank Avenue centerline and 62 ft from the Tudor Street centerline.	46.7–55.2	49.1–49.8	44.3–54.4	56.1
LT-2	5034 North Clydebank Avenue, Covina. Near the corner of Aspan Avenue and Devanah Street. Approximately 68 ft from the Aspan Avenue centerline and 250 ft from the Clydebank Avenue centerline.	46.3–56.7	50.4–51.0	44.9–56.5	58.0

Source: Compiled by LSA (2025).
[1] Daytime Noise Levels = noise levels during the hours of 7:00 a.m. to 7:00 p.m.
[2] Evening Noise Levels = noise levels during the hours of 7:00 p.m. to 10:00 p.m.
[3] Nighttime Noise Levels = noise levels during the hours of 10:00 p.m. to 7:00 a.m.
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels
ft = foot/feet
L_{eq} = equivalent continuous sound level

EXISTING AIRCRAFT NOISE

Aircraft flyovers may be audible on the project site due to aircraft activity in the vicinity. The nearest airport to the project is San Gabriel Valley Airport, located 6.4 miles to the west. The project site is outside the 70 dBA CNEL noise contour of the airport based on the Los Angeles County Airport Land Use Plan (2004). Additionally, there are no helipads or private airstrips within 2 miles of the project area. Due to the distance of the project site from the nearest airport, impacts related to aircraft operations are not further discussed in this analysis.



LSA

FIGURE 3

LEGEND

Project Site Boundary

LT-1 Long-term Noise Monitoring Location

N

0 125 250

FEET

SOURCE: Google Earth 2025

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Covina School Site Residential Project

Noise Monitoring Locations

PROJECT IMPACTS

SHORT-TERM CONSTRUCTION NOISE IMPACTS

Construction is completed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. Construction phases for the project would include demolition, site preparation, grading, building construction, paving, architectural coating, and trenching on the project site. These various sequential phases would change the character of the noise generated on the site and, therefore, the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table H lists typical construction equipment noise levels recommended for noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor, taken from the Federal Highway Administration's (FHWA) *FHWA Roadway Construction Noise Model* (FHWA 2006).

In addition to the reference maximum noise level, the usage factor provided in Table H is used to calculate the hourly noise level impact for each piece of equipment based on the following equation:

$$L_{eq}(equip) = E.L. + 10\log(U.F.) - 20\log\left(\frac{D}{50}\right)$$

"L_{eq} (equip)" is the L_{eq} at a receiver resulting from the operation of a single piece of equipment over a specified time period,

"E.L." is the noise emission level of the particular piece of equipment at a reference distance of 50 feet,

"U.F." is the usage factor that accounts for the fraction of time that the equipment is in use over the specified period of time, and

"D" is the distance from the receiver to the piece of equipment.

Each piece of construction equipment operates as an individual point source. Using the following equation, a composite noise level can be calculated when multiple sources of noise operate simultaneously:

$$Leq\ (composite) = 10 * \log_{10}\left(\sum_{1}^{n} 10^{\frac{Ln}{10}}\right)$$

Using the equations from the methodology above, the reference information in Table H, and the construction equipment list provided, the composite noise levels of each construction phase were calculated. The project construction composite noise levels at a distance of 50 feet would range from 76 dBA L_{eq} to 90 dBA L_{eq}, with the highest noise levels occurring during the grading phase.

Table H: Typical Construction Equipment Noise Levels

Equipment Description	Acoustical Usage Factor (%)[1]	Maximum Noise Level (L_{max}) at 50 ft[2]
Auger Drill Rig	20	84
Backhoes	40	80
Compactor (ground)	20	80
Compressor	40	80
Cranes	16	85
Dozers	40	85
Dump Trucks	40	84
Excavators	40	85
Flat Bed Trucks	40	84
Forklift	20	85
Front-end Loaders	40	80
Graders	40	85
Impact Pile Drivers	20	95
Jackhammers	20	85
Paver	50	77
Pickup Truck	40	55
Pneumatic Tools	50	85
Pumps	50	77
Rock Drills	20	85
Rollers	20	85
Scrapers	40	85
Tractors	40	84
Trencher	50	80
Welder	40	73

Source: *FHWA Roadway Construction Noise Model User's Guide,* Table 1 (FHWA 2006).
Note: Noise levels reported in this table are rounded to the nearest whole number.
[1] Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.
[2] Maximum noise levels were developed based on Specification 721.560 from the Central Artery/ Tunnel program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.
FHWA = Federal Highway Administration
ft = foot/feet
L_{max} = maximum instantaneous sound level

Once composite noise levels are calculated, reference noise levels can then be adjusted for distance using the following equation:

$$Leq\ (at\ distance\ X) = Leq\ (at\ 50\ feet) - 20 * \log_{10}\left(\frac{X}{50}\right)$$

In general, this equation shows that doubling the distance would decrease noise levels by 6 dBA, and halving the distance would increase noise levels by 6 dBA.

Table I shows the nearest sensitive uses to the project site, their distance from the center of construction activities, and composite noise levels expected during construction. These noise level projections do not consider intervening topography or barriers. Construction equipment calculations are provided in Appendix B.

Table I: Potential Construction Noise Impacts at Nearest Receptor

Receptor (Location)	Composite Noise Level (dBA L_{eq}) at 50 ft[1]	Distance (ft)	Composite Noise Level (dBA L_{eq})
Residential Uses (East)	90	280	75
Residential Uses (South)		390	72
Residential Uses (West)		300	75

Source: Compiled by LSA (2025).
[1] The composite construction noise level represents the grading phase, which is expected to result in the greatest noise level as compared to other phases.
dBA = A-weighted decibels
ft = foot/feet
L_{eq} = equivalent continuous sound level

Although construction noise will vary, it is expected that composite noise levels during construction at the nearest off-site residential uses to the east would approach 75 dBA L_{eq} during daytime hours. Due to the mobile nature of construction equipment during the majority of phases of construction, the mobile equipment standard of 75 dBA L_{eq} would be applicable for the project construction activities. These predicted noise levels would only occur when all construction equipment is operating simultaneously and, therefore, are assumed to be rather conservative in nature. While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the project area under existing conditions, the noise impacts would no longer occur once project construction is completed.

The proposed project will be required to comply with the construction hours specified in County Code Section 12.08.440, which states that construction activities are prohibited between 7:00 p.m. and 7:00 a.m. or at anytime on Sundays or holidays, such that the sound creates a noise disturbance across a residential or commercial property line.

The project is subject to the provisions of the East San Gabriel Valley Area Plan. The East San Gabriel Valley Area Plan Final Program Environmental Impact Report (County of Los Angeles Department of Regional Planning 2023) identifies mitigation measures that will be implemented for future projects as appropriate. Mitigation Measure 4.11-2 states that applicants for future development projects pursuant to implementation of the East San Gabriel Valley Area Plan that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a construction noise assessment to Los Angeles County Department of Public Health (DPH) for review and approval prior to issuance of a grading or building permit. The assessment shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans, and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors.

- Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other additional engineering controls through Best Available Technologies (BAT).

- Limit non-essential idling of construction equipment to no more than 5 minutes per hour.

This MM 4-11.2 shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures that ensure project construction noise compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440) for development projects within the East San Gabriel Valley Area Plan. With the incorporation of Mitigation Measure 4.11-2 of the East San Gabriel Valley Area Plan construction-related noise impacts would be considered less than significant.

SHORT-TERM CONSTRUCTION VIBRATION IMPACTS

This construction vibration impact analysis discusses the level of human annoyance using vibration levels in RMS and assesses the potential for building damage using vibration levels in PPV (in/sec). This is because vibration levels calculated in RMS are best for characterizing human response to building vibration, and vibration level in PPV is best for characterizing the potential for damage.

Table J shows the PPV and RMS values at 25 feet from the construction vibration source. As shown in Table J, bulldozers and other heavy-tracked construction equipment (expected to be used for this project) generate approximately 0.089 in/sec PPV or 0.062 in/sec RMS of ground-borne vibration when measured at 25 feet, based on the Caltrans Manual. The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings, and the project construction boundary (assuming the construction equipment would be used at or near the project setback line).

Table J: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV/L_V at 25 ft	
	PPV (in/sec)	RMS (in/sec)[1]
Pile Driver (Impact), Typical	0.644	0.451
Pile Driver (Sonic), Typical	0.170	0.119
Vibratory Roller	0.210	0.147
Hoe Ram	0.089	0.062
Large Bulldozer[2]	**0.089**	**0.062**
Caisson Drilling	0.089	0.062
Loaded Trucks (Dumpers/Tenders)[2]	**0.076**	**0.053**
Jackhammer	0.035	0.025
Small Bulldozer	0.003	0.002

Source: *Transportation and Construction Vibration Guidance Manual* (Caltrans 2020).
[1] RMS vibration velocity is 70 percent of maximum PPV.
[2] Equipment shown in **bold** is expected to be representative of the equipment used on site.
Caltrans = California Department of Transportation
ft = foot/feet
in/sec = inches per second
L_V = vibration velocity in decibels
PPV = peak particle velocity
RMS = root-mean-square

The formula for vibration transmission is provided below, and Tables K and L, below, provide a summary of off-site construction vibration levels. The material dampening coefficient, "n", ranges between 1.1 and 1.5 depending on soil type and distance from equipment.

$$PPV_{equip} = PPV_{ref} \times (25/D)^{n}$$

Table K: Potential Construction Vibration Annoyance Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (in/sec RMS) at 25 ft[1]	Distance (ft)[2]	Vibration Level (in/sec RMS)
Residential Uses (East)	0.062	280	0.002
Residential Uses (South)		390	0.001
Residential Uses (West)		300	0.001

Source: Compiled by LSA (2025).
[1] The reference vibration level is associated with a large bulldozer, which is expected to be representative of the heavy equipment used during construction.
[2] The assessment distance is associated with the average condition, identified by the distance from the center of construction activities to surrounding uses.
ft = foot/feet
in/sec = inches per second
RMS = root-mean-square

Table L: Potential Construction Vibration Damage Impacts at Nearest Receptor

Receptor (Location)	Reference Vibration Level (in/sec PPV) at 25 ft	Distance (ft)[1]	Vibration Level (in/sec PPV)
Residential Uses (East)	0.076[2]	20	0.106
Residential Uses (East)	0.089[3]	70	0.019
Residential Uses (South)		80	0.016
Residential Uses (West)		75	0.017

Source: Compiled by LSA (2025).
[1] The assessment distance is associated with the peak condition, identified by the distance from the perimeter of construction activities to surrounding structures.
[2] This reference vibration level is associated with dumpers/tenders, which is expected to be representative of the heavy equipment used during trenching.
[3] This reference vibration level is associated with a large bulldozer, which is expected to be representative of the heavy equipment used during construction.
in/sec = inches per second
ft = foot/feet
PPV = peak particle velocity

As previously shown in Table E, the threshold at which vibration levels would result in annoyance would be 0.04 in/sec RMS. Based on the information provided in Table K, vibration levels are expected to approach 0.002 in/sec RMS at the closest receptors and would not exceed the annoyance thresholds.

As discussed above, the standards indicate that the construction vibration damage criterion is 0.5 in/sec PPV. Based on the information provided in Table L, the closest structures to external construction activities are the residential uses to east. Using the reference data from Table J and the equation above, it is expected that vibration levels generated by dump trucks, dumpers/tenders, and other large equipment would generate ground-borne vibration levels of up to 0.106 in/sec PPV at the closest structures to the project site. This vibration level would not exceed the 0.5 in/sec PPV threshold considered safe for newer residential structures, which would result in a less than significant impact. Vibration levels at all other buildings would be lower. Therefore, construction would not result in any vibration damage, and impacts would be less than significant.

LONG-TERM OFF-SITE TRAFFIC NOISE IMPACTS

Traffic noise is the major noise source in the project area. Other sources of noise in the project area would be low or intermittent and would not contribute to or reach the levels of noise generated by traffic.

The project trip generation was obtained from the *Covina School Site Vehicle Miles Traveled (VMT) Screening Analysis* (EPD Solutions, Inc. 2025). Based on the trip generation, the existing school use is estimated to generate a total of 804 daily vehicle trips, and the proposed project is estimated to generate a total of 907 daily passenger vehicle trips. Considering both the existing use and the proposed project, the project would result in net 103 daily passenger vehicle trips. This would generate an increase of up to 0.5 dBA on the surrounding streets, raising noise levels from 58.0 dBA to 58.5 dBA. A noise level increase of less than 3 dBA would not be perceptible to the human ear. Therefore, project-related traffic would have a less than significant impact on off-site sensitive receptors, and no mitigation is required.

LONG-TERM OFF-SITE STATIONARY NOISE IMPACTS

The project would include heating, ventilation, and air conditioning (HVAC) equipment that could operate 24 hours per day. The HVAC units selected for the project would comply with the Los Angeles County Code.

LONG-TERM TRAFFIC-RELATED VIBRATION IMPACTS

The proposed project would not generate vibration levels related to on-site operations. In addition, vibration levels generated from project-related traffic on the adjacent roadways are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Based on a reference vibration level of 0.076 in/sec PPV, structures greater than 20 feet from the roadways that contain project trips would experience vibration levels below the most conservative standard of 0.12 in/sec PPV; therefore, vibration levels generated from project-related traffic on the adjacent roadways would be less than significant, and no mitigation measures are required.

ON-SITE LAND USE COMPATIBILITY ANALYSIS

The proposed project is in an area where parcels surrounding the project site are currently in use. For this reason, this analysis relies on the existing measured noise levels as well as future predicted noise levels to provide the most accurate description of the noise environment related to traffic noise impacts.

As described in Policy N 1.9 of the Noise Element, the County has a noise standard of 65 dBA CNEL for the exterior of noise-sensitive uses. As described in Title 24, Chapter 12, Section 1206.4 of the California Building Code, the State has a noise standard of a 45 dBA CNEL for interior habitable rooms.

ON-SITE EXTERIOR NOISE IMPACTS

Based on the monitoring results shown in Table G, existing traffic noise levels at the project site range from 56.1 dBA CNEL near the southwestern project boundary to 58.0 dBA CNEL near the northeastern project boundary.

The main amenity areas where humans will spend time include the small park with picnic tables located in the southwest corner of the project site and a community gathering area with picnic tables, shade shelters, and BBQs in the center of the proposed project, as well as the backyards of the proposed single-family residences. Noise levels at the exterior habitable areas would be below the acceptable level of 65 dBA CNEL, and no mitigation measures would be required.

ON-SITE INTERIOR NOISE IMPACTS

In addition to the exterior noise level standards, the project must demonstrate compliance with the interior noise standard of 45 dBA CNEL. The traffic noise levels would approach 58.0 dBA CNEL near the eastern façade of the proposed building closest to Aspan Avenue.

Based on the United States Environmental Protection Agency's (USEPA) Protective Noise Levels (1974), with windows and doors open, interior noise levels at the units along the northern and eastern boundaries would be 46 dBA (i.e., 58 dBA - 12 dBA = 46 dBA), which would exceed the 45 dBA CNEL interior noise standard. The proposed project includes an HVAC system that would allow windows to remain closed. Based on reference information from transmission loss test reports for Greenworld Windows (2018), the necessary reduction can be achieved with standard building construction along with standard windows in the range of Sound Transmission Class (STC) 25 would yield an interior noise level below 45 dBA CNEL.

Once final plans are available to detail the exterior wall construction and a window manufacturer has been chosen, a Final Acoustical Report would be required to confirm the reduction capability of the exterior façades and to identify any specific upgrades necessary to achieve an interior noise level of 45 dBA CNEL or below.

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APPENDIX A

NOISE MONITORING DATA

Noise Measurement Survey – 24 HR

Project Number: ESL2201.118
Project Name: Covina School Site

Test Personnel: Corey Knips
Equipment: LD Spark 706RC (SN: 18906)

Site Number: LT-1

Date: From 10/29/2025 To 10/30/2025
Time: From 11:00 a.m. To 11:00 a.m.

Site Location: 5034 North Clydebank Avenue, Covina, CA. Near the southwest corner of the project site, on the edge of the backstop fence. Approximately 48 feet from the Clydebank Avenue centerline and 62 feet from the Tudor Street centerline.

Primary Noise Sources: Faint traffic noise from distant roadways (likely Arrow Highway and Lark Ellen Avenue), light traffic on Clydebank Avenue and Tudor Street, a dog barking a few houses away, and occasional aircraft.

Comments:

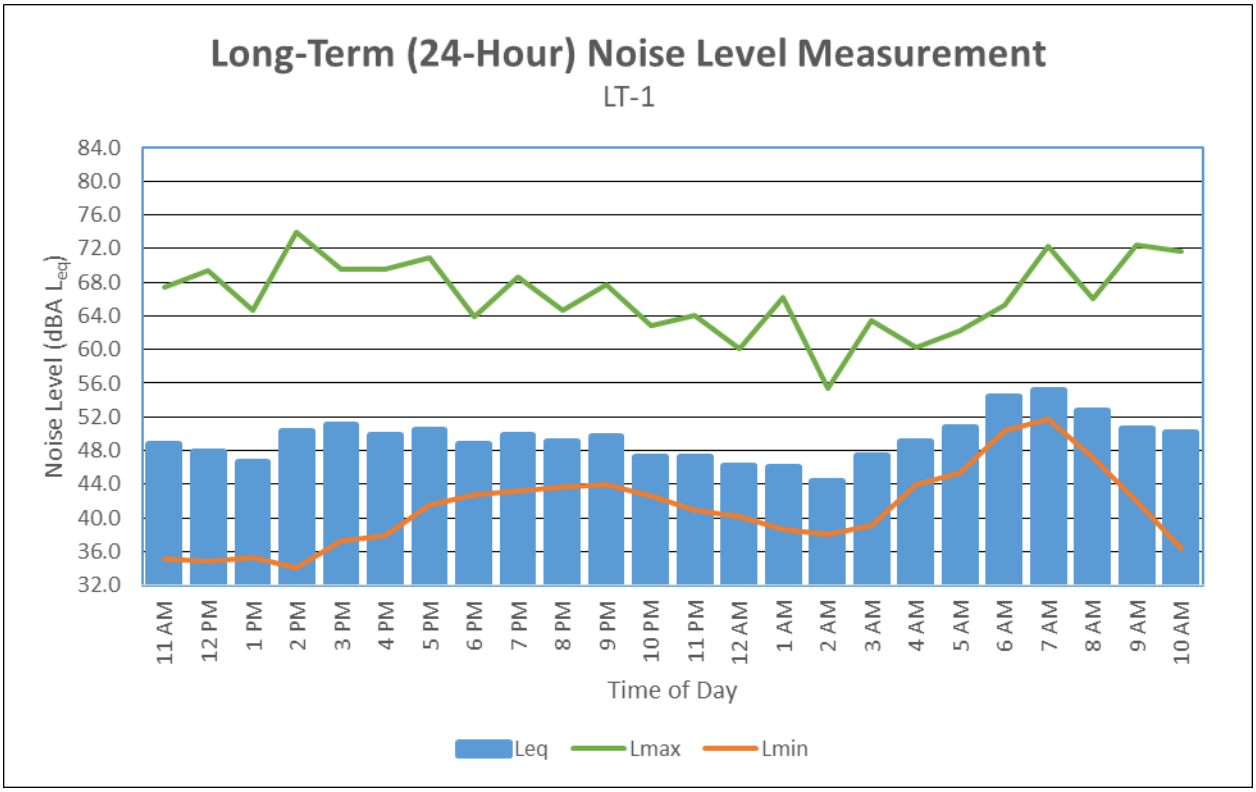
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Long-Term (24-Hour) Noise Level Measurement Results at LT-1

Start Time	Date	Noise Level (dBA)		
		L_{eq}	L_{max}	L_{min}
11:00 AM	10/29/2025	48.7	67.4	35.1
12:00 PM	10/29/2025	47.8	69.4	34.8
1:00 PM	10/29/2025	46.7	64.6	35.3
2:00 PM	10/29/2025	50.2	74.0	34.0
3:00 PM	10/29/2025	51.0	69.6	37.3
4:00 PM	10/29/2025	49.9	69.5	37.9
5:00 PM	10/29/2025	50.4	70.9	41.6
6:00 PM	10/29/2025	48.8	63.9	42.7
7:00 PM	10/29/2025	49.8	68.7	43.2
8:00 PM	10/29/2025	49.1	64.6	43.7
9:00 PM	10/29/2025	49.7	67.7	44.0
10:00 PM	10/29/2025	47.3	62.9	42.6
11:00 PM	10/29/2025	47.3	64.1	40.9
12:00 AM	10/30/2025	46.1	60.1	40.1
1:00 AM	10/30/2025	45.9	66.2	38.7
2:00 AM	10/30/2025	44.3	55.4	38.1
3:00 AM	10/30/2025	47.4	63.4	39.1
4:00 AM	10/30/2025	49.1	60.3	43.9
5:00 AM	10/30/2025	50.7	62.3	45.3
6:00 AM	10/30/2025	54.4	65.3	50.3
7:00 AM	10/30/2025	55.2	72.3	51.7
8:00 AM	10/30/2025	52.7	66.1	47.1
9:00 AM	10/30/2025	50.6	72.4	42.0
10:00 AM	10/30/2025	50.2	71.7	36.4

Source: Compiled by LSA Associates, Inc. (2025).
dBA = A-weighted decibel
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level
L_{min} = minimum measured sound level



Noise Measurement Survey – 24 HR

Project Number: ESL2201.118
Project Name: Covina School Site

Test Personnel: Corey Knips
Equipment: LD Spark 706RC (SN: 18571)

Site Number: LT-2

Date: From 10/29/2025 To 10/30/2025
Time: From 11:00 a.m. To 11:00 a.m.

Site Location: 5034 North Clydebank Avenue, Covina, CA, near the corner of Aspan Avenue and Devanah Street. In a tree near the southeast corner of the parking lot, approximately 68 feet from the Aspan Avenue centerline and 250 feet from the Clydebank Avenue centerline.

Primary Noise Sources: Faint traffic noise from distant roadways (likely Arrow Highway and Lark Ellen Avenue), light traffic on Aspan Avenue and Clydebank Avenue, and occasional aircraft.

Comments:

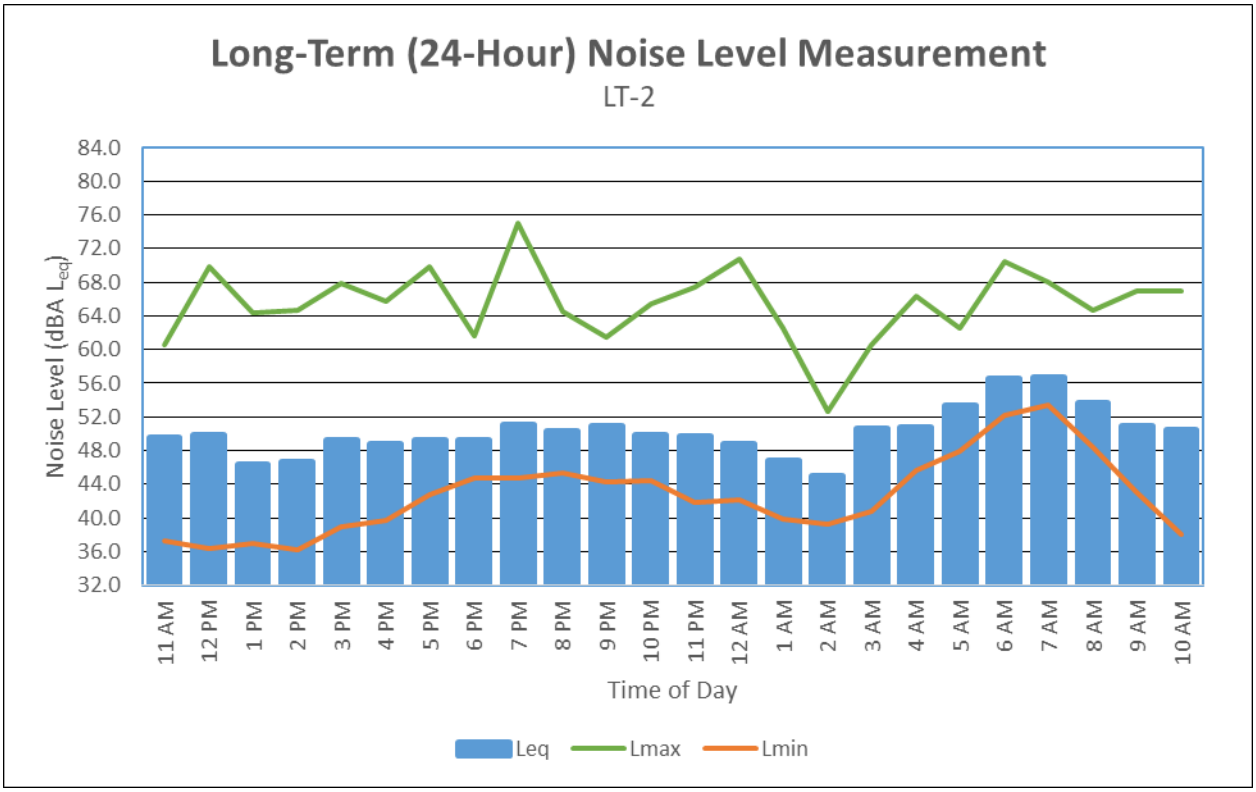
Photo:



Long-Term (24-Hour) Noise Level Measurement Results at LT-2

Start Time	Date	Noise Level (dBA)		
		L_{eq}	L_{max}	L_{min}
11:00 AM	10/29/2025	49.6	60.5	37.3
12:00 PM	10/29/2025	49.9	69.8	36.3
1:00 PM	10/29/2025	46.3	64.3	37.0
2:00 PM	10/29/2025	46.7	64.6	36.2
3:00 PM	10/29/2025	49.3	67.9	38.9
4:00 PM	10/29/2025	48.7	65.8	39.7
5:00 PM	10/29/2025	49.3	69.9	42.7
6:00 PM	10/29/2025	49.3	61.7	44.8
7:00 PM	10/29/2025	51.0	75.1	44.7
8:00 PM	10/29/2025	50.4	64.5	45.3
9:00 PM	10/29/2025	50.8	61.5	44.3
10:00 PM	10/29/2025	49.8	65.5	44.4
11:00 PM	10/29/2025	49.6	67.4	41.8
12:00 AM	10/30/2025	48.8	70.7	42.2
1:00 AM	10/30/2025	46.9	62.5	39.9
2:00 AM	10/30/2025	44.9	52.6	39.3
3:00 AM	10/30/2025	50.6	60.5	40.7
4:00 AM	10/30/2025	50.8	66.3	45.7
5:00 AM	10/30/2025	53.3	62.6	48.0
6:00 AM	10/30/2025	56.5	70.5	52.2
7:00 AM	10/30/2025	56.7	68.1	53.4
8:00 AM	10/30/2025	53.7	64.7	48.4
9:00 AM	10/30/2025	50.9	66.9	43.0
10:00 AM	10/30/2025	50.4	66.9	38.1

Source: Compiled by LSA Associates, Inc. (2025).
dBA = A-weighted decibel
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level
L_{min} = minimum measured sound level



APPENDIX B

CONSTRUCTION NOISE LEVEL CALCULATIONS

Construction Calculations

Phase: Demolition

Equipment	Quantity	Reference (dBA) 50 ft Lmax	Usage Factor[1]	Distance to Receptor (ft)	Ground Effects	Noise Level (dBA) Lmax	Noise Level (dBA) Leq
Dozer	2	85	40	50	0.5	85	84
Concrete Saw	1	90	20	50	0.5	90	83
Excavator	3	85	40	50	0.5	85	86
					Combined at 50 feet	**92**	**89**
					Combined at Receptor 280 feet	**77**	**74**
					Combined at Receptor 390 feet	**74**	**71**
					Combined at Receptor 300 feet	**77**	**74**

Phase: Site Preparation

Equipment	Quantity	Reference (dBA) 50 ft Lmax	Usage Factor[1]	Distance to Receptor (ft)	Ground Effects	Noise Level (dBA) Lmax	Noise Level (dBA) Leq
Tractor	4	84	40	50	0.5	84	86
Dozer	3	85	40	50	0.5	85	86
					Combined at 50 feet	**88**	**89**
					Combined at Receptor 280 feet	**73**	**74**
					Combined at Receptor 390 feet	**70**	**71**
					Combined at Receptor 300 feet	**72**	**73**

Phase: Grading

Equipment	Quantity	Reference (dBA) 50 ft Lmax	Usage Factor[1]	Distance to Receptor (ft)	Ground Effects	Noise Level (dBA) Lmax	Noise Level (dBA) Leq
Grader	1	85	40	50	0.5	85	81
Excavator	2	85	40	50	0.5	85	84
Tractor	3	84	40	50	0.5	84	85
Dozer	1	85	40	50	0.5	85	81
Scraper	2	85	40	50	0.5	85	84
					Combined at 50 feet	**92**	**90**
					Combined at Receptor 280 feet	**77**	**75**
					Combined at Receptor 390 feet	**74**	**72**
					Combined at Receptor 300 feet	**76**	**75**

Phase:Building Construction

Equipment	Quantity	Reference (dBA) 50 ft Lmax	Usage Factor[1]	Distance to Receptor (ft)	Ground Effects	Noise Level (dBA) Lmax	Noise Level (dBA) Leq
Man Lift	3	85	20	50	0.5	85	83
Crane	1	85	16	50	0.5	85	77
Tractor	3	84	40	50	0.5	84	85
Generator	1	82	50	50	0.5	82	79
Welder / Torch	1	73	40	50	0.5	73	69
					Combined at 50 feet	**90**	**88**
					Combined at Receptor 280 feet	**75**	**73**
					Combined at Receptor 390 feet	**72**	**70**
					Combined at Receptor 300 feet	**75**	**72**

Phase: Paving

Equipment	Quantity	Reference (dBA) 50 ft Lmax	Usage Factor[1]	Distance to Receptor (ft)	Ground Effects	Noise Level (dBA) Lmax	Noise Level (dBA) Leq
Paver	2	85	50	50	0.5	85	85
Roller	2	85	20	50	0.5	85	81
All Other Equipment > 5 HP	2	85	50	50	0.5	85	85
					Combined at 50 feet	**90**	**89**
					Combined at Receptor 280 feet	**75**	**74**
					Combined at Receptor 390 feet	**72**	**71**
					Combined at Receptor 300 feet	**74**	**73**

Phase:Architectural Coating

Equipment	Quantity	Reference (dBA) 50 ft Lmax	Usage Factor[1]	Distance to Receptor (ft)	Ground Effects	Noise Level (dBA) Lmax	Noise Level (dBA) Leq
Compressor (air)	1	80	40	50	0.5	80	76
					Combined at 50 feet	**80**	**76**
					Combined at Receptor 280 feet	**65**	**61**
					Combined at Receptor 390 feet	**62**	**58**
					Combined at Receptor 300 feet	**64**	**60**

Phase:Trenching

Equipment	Quantity	Reference (dBA) 50 ft Lmax	Usage Factor[1]	Distance to Receptor (ft)	Ground Effects	Noise Level (dBA) Lmax	Noise Level (dBA) Leq
Dump Truck	1	84	40	50	0.5	84	80
Excavator	1	85	40	50	0.5	85	81
Compactor (ground)	1	80	20	50	0.5	80	73
Front End Loader	1	80	40	50	0.5	80	76
Tractor	1	84	40	50	0.5	84	80
					Combined at 50 feet	**90**	**86**
					Combined at Receptor 280 feet	**75**	**71**
					Combined at Receptor 390 feet	**72**	**68**
					Combined at Receptor 300 feet	**75**	**70**

[1]- Percentage of time that a piece of equipment is operating at full power.

dBA – A-weighted Decibels

Lmax- Maximum Level

Leq- Equivalent Level

PALEONTOLOGICAL ASSESSMENT FOR THE 5034 NORTH CLYDEBANK AVENUE PROJECT

LOS ANGELES COUNTY, CALIFORNIA

APN 8410-028-900

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May 13, 2025

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A Perennial Company

Paleontological Database Information

Author:	Todd A. Wirths, M.S., P.G., Principal Paleontologist, California Professional Geologist No. 7588
Prepared by:	BFSA Environmental Services, a Perennial Company 14010 Poway Road, Suite A Poway, California 92064
Report Date:	May 13, 2025
Report Title:	Paleontological Assessment for the 5034 North Clydebank Avenue Project, Los Angeles County, California, APN 8410-028-900
Prepared on Behalf of:	EPD Solutions, Inc. 3333 Michelson Drive, Suite 500 Irvine, California 92612
Prepared for:	County of Los Angeles 320 West Temple Street Los Angeles, California 90012
USGS Quadrangle:	Section 10, Township 1 South, Range 10 West, in the *Baldwin Park, California* (7.5-minute) USGS topographic quadrangle
Study Area:	8.55 acres
Key Words:	Paleontological assessment; Holocene alluvial wash deposits; low paleontological sensitivity; Pleistocene alluvial wash deposits; high paleontological sensitivity; monitoring not recommended.

Table of Contents

Section **Page**

I. INTRODUCTION AND LOCATION 1
II. REGULATORY SETTING 1
State of California 1
County of Los Angeles 5
III. GEOLOGY 6
IV. PALEONTOLOGICAL RESOURCES 6
Definition 6
Paleontological Resource Records Search 8
Project Survey 8
V. PALEONTOLOGICAL SENSITIVITY 8
Overview 8
Professional Standards 9
VI. CONCLUSIONS AND RECOMMENDATIONS 9
VII. CERTIFICATION 10
VIII. REFERENCES 10

Appendices

Appendix A – Qualifications of Key Personnel

List of Figures

Figure **Page**

Figure 1 General Location Map 2
Figure 2 Project Location Map 3
Figure 3 Project Development Map 4
Figure 4 Geologic Map 7

I. INTRODUCTION AND LOCATION

A paleontological resource assessment has been completed for the 5034 North Clydebank Avenue Project to comply with the California Environmental Quality Act (CEQA) and County of Los Angeles environmental requirements. The project is located at 5034 North Clydebank Avenue in an unincorporated area of Los Angeles County, surrounded by the cities of Azusa, Covina, West Covina, and Irwindale (Figures 1 and 2). The 8.55-acre project (APN 8410-028-900) is situated within Section 10, Township 1 South, Range 10 West, as shown on the United States Geological Survey (USGS) *Baldwin Park, California* (7.5-minute) topographic quadrangle map (Figure 2). As designed, the applicant proposes the construction of a 108-lot, single-family residential neighborhood with a small park (Figure 3). The property is currently occupied by a school, which will be demolished as part of the project.

As the lead agency, the County of Los Angeles has required the preparation of a paleontological assessment to evaluate the project's potential to yield paleontological resources. The paleontological assessment of the project included a review of paleontological literature and fossil locality records in the area, a review of the underlying geology, and recommendations to mitigate impacts to potential paleontological resources, if necessary.

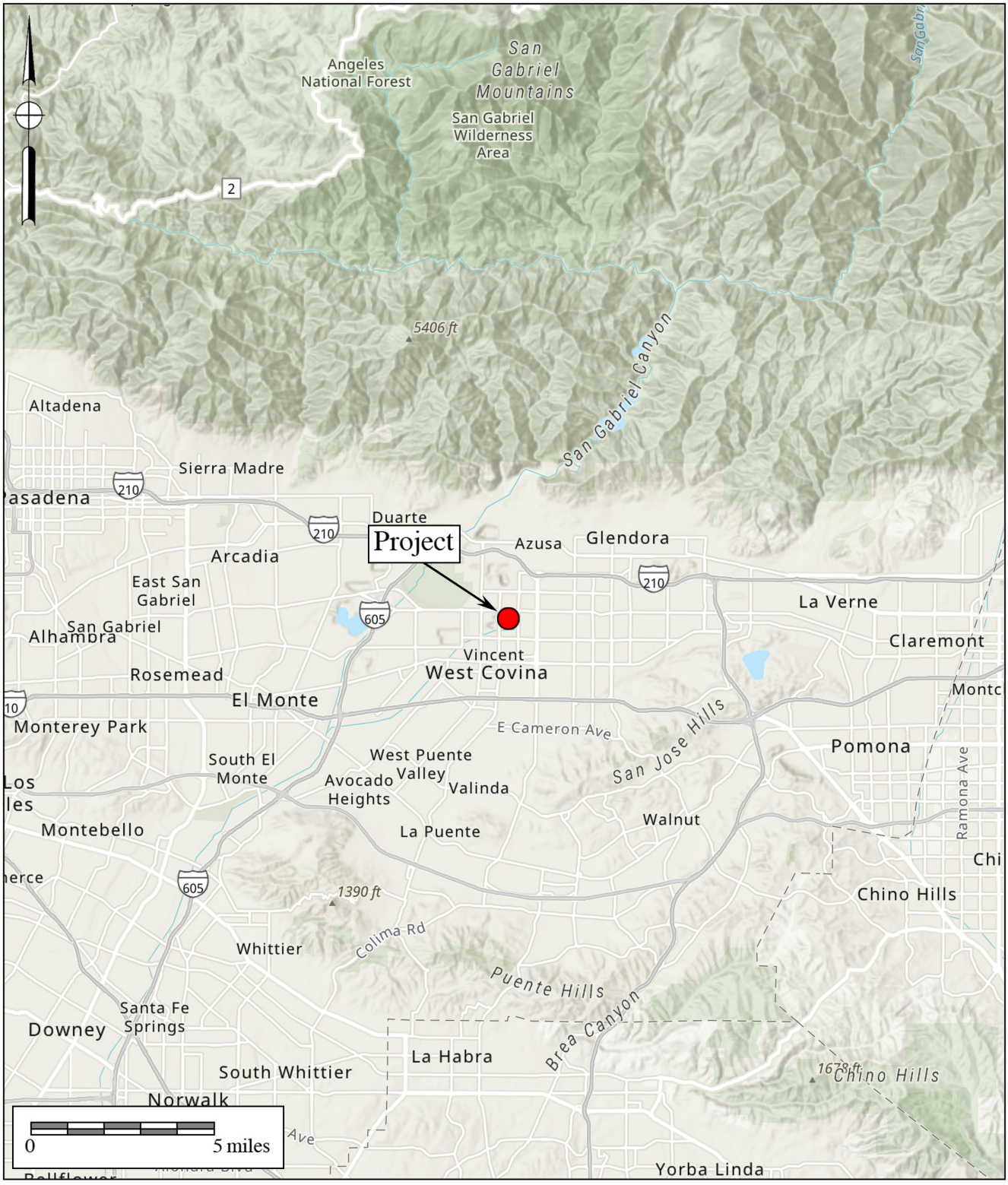
II. REGULATORY SETTING

The California Environmental Quality Act (CEQA), which is patterned after the National Environmental Policy Act, is the overriding regulation that sets the requirement for protecting California's cultural and paleontological resources. CEQA does not establish specific rules that must be followed but mandates that governing permitting agencies (lead agencies) set their own guidelines for the protection of nonrenewable paleontological resources under their jurisdiction.

State of California

Under "Guidelines for Implementation of the California Environmental Quality Act," as amended in December 2018 (California Code of Regulations [CCR] Title 14, Division 6, Chapter 3, Sections 15000 et seq.), procedures define the types of activities, persons, and public agencies required to comply with the CEQA. Section 15063 of the CCR provides a process by which a lead agency may review a project's potential impact to the environment, whether the impacts are significant, and, if necessary, provide recommendations.

In the CEQA's Environmental Checklist Form, a question to respond to is, "Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?" (Appendix G, Section VII, Part f). This is to ensure compliance with California Public Resources Code Section 5097.5, the law by which protects nonrenewable resources including fossils, which is paraphrased below:



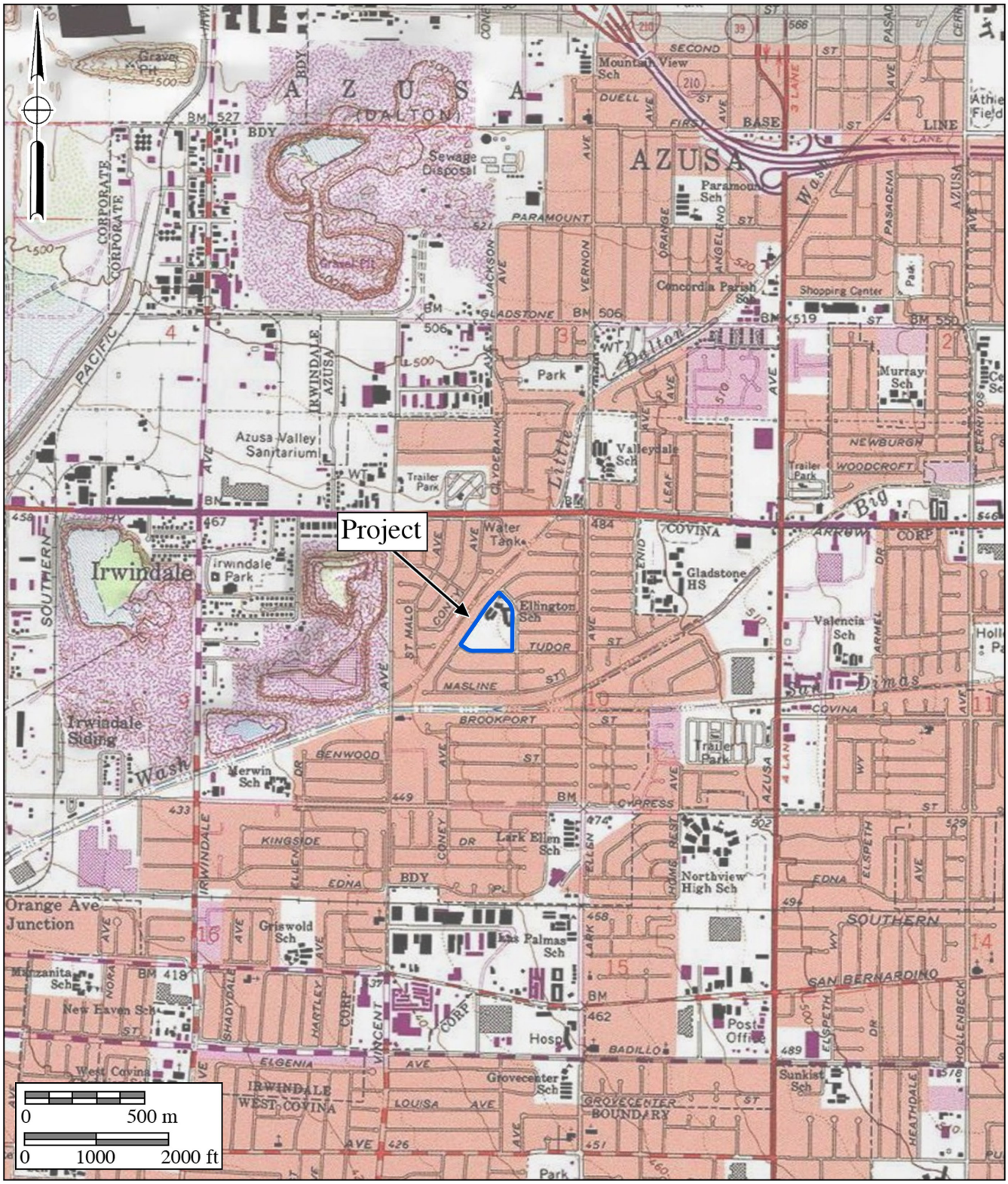
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Figure 1

General Location Map

The 5034 North Clydebank Avenue Project

Esri World Topographic Map



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Figure 2

Project Location Map

The 5034 North Clydebank Avenue Project

USGS *Baldwin Park* and *Azusa* Quadrangles (7.5-minute series)



CONCEPTUAL SITE PLAN
SCHEME 5B: 108 UNITS

ADRRESS: CORNER OF N. CLYDEBANK AVE. & E. TUDOR ST., COVINA
SITE AREA: 8.55 AC

DENSITY: 108 / 8.55 = 12.63 DU/AC

PROPOSED FRONT SETBACK: 10'

SFDs

20	18.5%	PLAN 1	1,383 SF, 3 BED, 2.5 BA	27,660 SF
16	14.8%	PLAN 2	1,565 SF, 3 BED, 2.5 BA	25,040 SF
19	17.6%	PLAN 3	1,659 SF, 4 BED, 3 BA	31,521 SF
55	TOTAL UNITS -GREEN COURT			
19	17.6%	PLAN 4	1,831 SF, 4 BED, 3.5 BA	34,789 SF
17	15.7%	PLAN 5	1,885 SF, 4 BED, 3.5 BA	32,045 SF
17	15.7%	PLAN 6	1,949 SF, 4 BED, 3.5 BA, LOFT	33,133 SF
53	TOTAL UNITS - BACKYARD			
108	TOTAL ALL			184,188 SF

Covina - Scheme 5B

Parking Table

Unit Name	No. of Units	No. of Bedrooms	Parking Ratio	Required Stalls	
Plan 1	20	3	2	40	
Plan 2	16	3	2	32	
Plan 3	19	4	2	38	
Plan 4	19	4	2	38	
Plan 5	17	4	2	34	
Plan 6	17	4	2	34	
Subtotal	108				
				216	Subtotal Residential
Guest			0.25	27	Subtotal Guest
				243	Total Required

Provided Stalls	
216	Garage Stalls
+ 24	*Driveway Stalls*
240	Subtotal A & Driveway
91	Open Stalls/guests
331	Subtotal B
+ 0	*PLUS: Street Parking*
331	Total Provided

0 20' 40' 80' 160'

SITE PLAN SCHEME 5B A1.0

OPEN SPACE

TOTAL LIVABLE AREA		184,188 SF	
	x 10%		
		18,419 SF	Required
PRIVATE SPACE			
20	x PLAN 1 220 SF	4,400 SF	
16	x PLAN 2 366 SF	5,856 SF	
19	x PLAN 3 217 SF	4,123 SF	
19	x PLAN 4 470 SF	8,930 SF	
17	x PLAN 5 565 SF	9,605 SF	
17	x PLAN 6 564 SF	9,588 SF	
	Private	42,502 SF	Provided Private
PUBLIC SPACE			
1 PARK	5944 SF	5,944 F	
1 LANSCAPE 1	1426 SF	1,426 SF	
1 LANSCAPE 2	1033 SF	1,033 SF	
7 PASEOS	1650 SF	1,380 SF	
	Common	9,783 SF	Provided
		52,285	Provided Total

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Figure 3
Project Development Map
The 5034 North Clydebank Avenue Project

a) A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands.
b) As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.
c) A violation of this section is a misdemeanor.

County of Los Angeles

In the Conservation and Natural Resources Element of the Los Angeles County General Plan, goals and policies are set forth for the management and preservation of paleontological resources. The following policies from Goal C/NR 14 of the element address paleontological resources (County of Los Angeles 2015a, p. 167):

> *Policy C/NR 14.1*: Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.
> *Policy C/NR 14.2*: Support an inter-jurisdictional collaborative system that protects and enhances historic, cultural, and paleontological resources.
> *Policy C/NR 14.5*: Promote public awareness of historic, cultural, and paleontological resources.
> *Policy C/NR 14.6*: Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.

The Final Environmental Impact Report for the County of Los Angeles provides mitigation measure CUL-5 for paleontological resources (County of Los Angeles 2015b, p. 3-9):

> CUL-5: Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angles that a County-certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.

If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification.

Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by a County-certified paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis, and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.

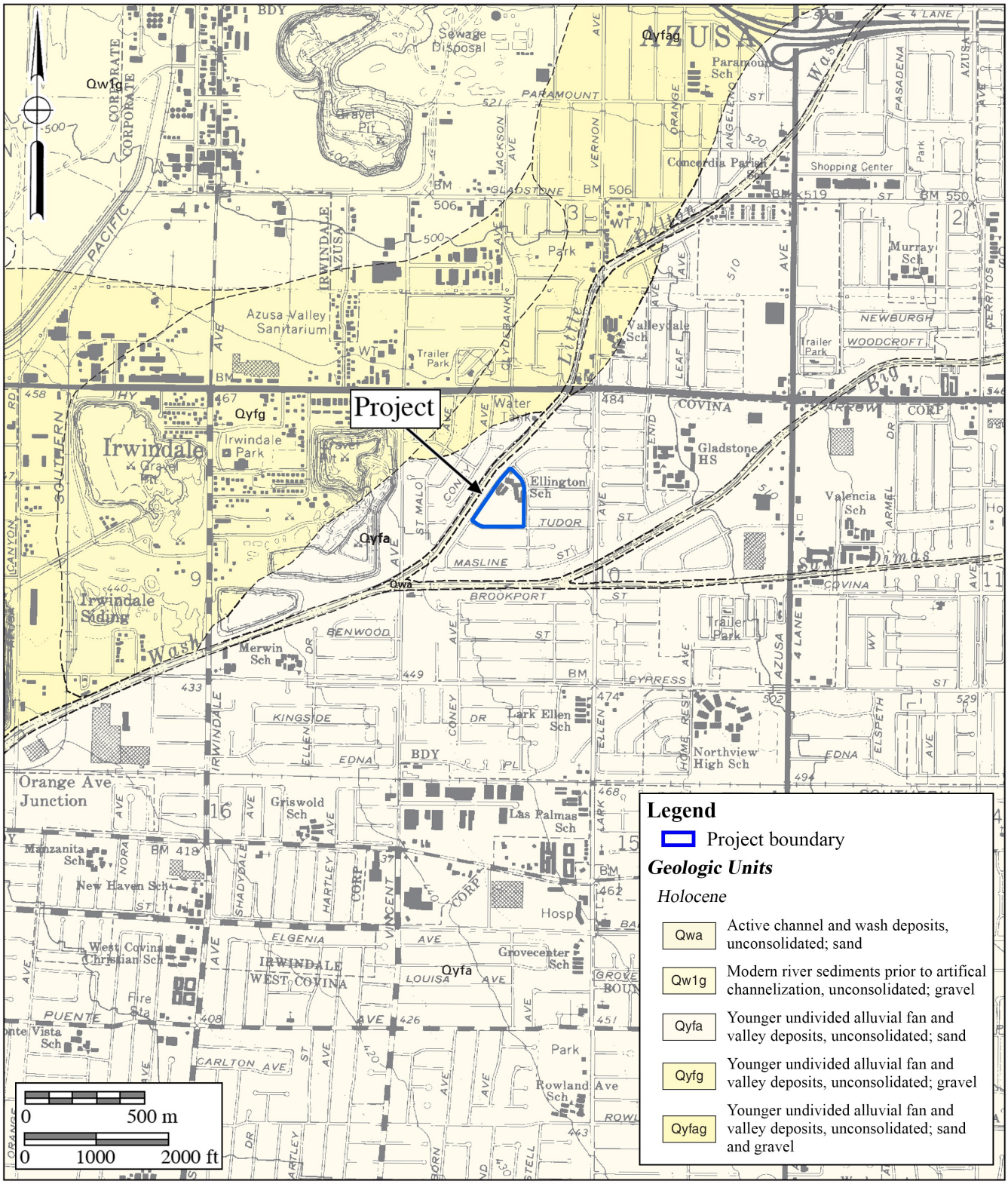
III. GEOLOGY

The project is located within the San Gabriel Valley, a part of the northeastern block of the Los Angeles Basin, characterized by thick successions of Miocene and Quaternary rocks (Yerkes et al. 1965). According to geologic mapping by Tan (2000), the project is in sandy, Holocene-aged alluvial fan and valley deposits (pale tan area labeled "Qyfa" on Figure 4). These deposits are underlain by Pleistocene-aged sediments at an unknown depth.

IV. PALEONTOLOGICAL RESOURCES

Definition

Paleontological resources are the remains of prehistoric life that have been preserved in geologic strata. These remains are called fossils and include bones, shells, teeth, and plant remains (including their impressions, casts, and molds) in the sedimentary matrix, as well as trace fossils such as footprints and burrows. Fossils are considered older than 5,000 years of age (Society of Vertebrate Paleontology 2010) but may include younger remains (subfossils) when viewed in the context of local extinction of the organism or habitat. Fossils are considered a nonrenewable resource under state and local guidelines (see Section II of this report).



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Figure 4

Geologic Map

The 5034 North Clydebank Avenue Project

Geology after Tan (2000)

Paleontological Resource Records Search

A paleontological resource (fossil) records search was performed for a prior, nearby project by the Natural History Museum of Los Angeles County (LACM) (Bell 2025). The closest fossil locality with similar deposits as those of the project is located just west of the project across Vincent Avenue at the former Manning Brothers materials quarry in eastern Irwindale, consisting of mastodon remains from Pleistocene alluvial deposits (LACM locality no. [loc.] 1807). The fossil specimen was found 115 to 120 feet deep at the quarry. The geology at LACM loc. 1807 is mapped by Tan (2000) as Holocene-aged younger gravelly alluvial fan and valley deposits, implying that somewhere between the surface and approximately 115 feet deep is the age transition from Holocene to Pleistocene within the deposit.

The remaining fossil localities listed by Bell (2025) are several miles away and only offer a regional picture of the distribution of localities. From literature, Jefferson (1991) confirms the presence of LACM loc. 1807; no other Pleistocene-aged localities listed by this author or by Miller (1971) are near the current project.

Project Survey

Personnel from BFSA Environmental Services, a Perennial Company, under the direction of Principal Investigator Todd A. Wirths, conducted a survey of the project on April 11, 2025. Ground visibility during the survey was considered poor as it was hindered by existing buildings, hardscape, a large lawn, and landscaping. The vegetation found within the project is completely landscaped and the open lawn appears maintained. The survey located historic structures within the project consisting of several buildings of a now closed elementary school first appearing on aerials in 1964. No paleontological resources, or evidence suggesting the presence of paleontological resources, were observed during the survey.

V. PALEONTOLOGICAL SENSITIVITY

Overview

The degree of paleontological sensitivity of any particular area is based upon a number of factors, including the documented presence of fossiliferous resources on a site or in nearby areas, the presence of documented fossils within a particular geologic formation or lithostratigraphic unit, and whether the original depositional environment of the sediments was one that might have been conducive to the accumulation of organic remains that may have become fossilized over time. Holocene alluvium is generally considered to be geologically too young to contain significant nonrenewable paleontological resources (*i.e.*, fossils) and is therefore typically assigned a low paleontological sensitivity. Pleistocene (greater than 11,700 years old) alluvial and terrace deposits in the Los Angeles region, however, often yield important Ice Age terrestrial vertebrate fossils such as extinct mammoths, mastodons, giant ground sloths, extinct species of horse, bison, and camel, saber-toothed cats, and others (Miller 1971; Jefferson 1991). Therefore, these Pleistocene sediments are accorded a high paleontological resource sensitivity.

Professional Standards

The Society of Vertebrate Paleontology (2010) has drafted guidelines that include four categories of paleontological sensitivity for geologic units (formations) that might be impacted by a proposed project, as paraphrased below:

- *High Potential:* Rock units from which vertebrate or significant invertebrate, plant, or trace fossils have been recovered.
- *Undetermined Potential:* Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment, and that further study is needed to determine the potential of the rock unit.
- *Low Potential:* Rock units that are poorly represented by fossil specimens in institutional collections or based on a general scientific consensus that only preserve fossils in rare circumstances.
- *No Potential:* Rock units that have no potential to contain significant paleontological resources, such as high-grade metamorphic rocks and plutonic igneous rocks.

Based upon these criteria, the Holocene deposits mapped at the project may be assigned a low potential to contain paleontological resources. Underlying Pleistocene deposits are assigned a high paleontological sensitivity.

VI. CONCLUSIONS AND RECOMMENDATIONS

Based upon the young (Holocene) age of the deposits mapped at the project, significant paleontological resources are unlikely to be encountered during earth-disturbing activities. Pleistocene deposits underlie the Holocene surficial deposits, however, the thickness of the Holocene deposits at the project is not known. A nearby Pleistocene fossil locality in Irwindale suggests Holocene deposits are rather thick (see Section IV). No other fossil localities are known within several miles of the project.

The presence of Holocene-aged alluvial deposits at the project, and the lack of any known shallow fossil specimens or fossil localities within a several-mile radius encompassing the project supports the conclusion that paleontological monitoring is not recommended during earth-disturbing activities at the 5034 North Clydebank Avenue Project. A Paleontological Resource Impact Mitigation Program is not warranted.

VII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this paleontological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief and have been compiled in accordance with CEQA criteria.



May 13, 2025

Todd A. Wirths, M.S., P.G. Date
Principal Paleontologist
California Professional Geologist No. 7588

VIII. REFERENCES

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APPENDIX A

Qualifications of Key Personnel

Todd A. Wirths, MS, PG No. 7588

Principal Paleontologist

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Phone: (858) 679-8218 • Fax: (858) 679-9896 • Email: twirths@bfsa.perennialenv.com

BFSA Environmental Services
A Perennial Company

Education

Master of Science, Geological Sciences, San Diego State University, California **1995**

Bachelor of Arts, Earth Sciences, University of California, Santa Cruz **1992**

Professional Certifications

California Professional Geologist #7588, 2003
Riverside County Approved Paleontologist
San Diego County Qualified Paleontologist
Orange County Certified Paleontologist
OSHA HAZWOPER 40-hour trained; current 8-hour annual refresher

Professional Memberships

Board member, San Diego Geological Society
San Diego Association of Geologists; past President (2012) and Vice President (2011)
South Coast Geological Society
Southern California Paleontological Society

Experience

Mr. Wirths has more than a dozen years of professional experience as a senior-level paleontologist throughout southern California. He is also a certified California Professional Geologist. At BFSA, Mr. Wirths conducts on-site paleontological monitoring, trains and supervises junior staff, and performs all research and reporting duties for locations throughout Los Angeles, Ventura, San Bernardino, Riverside, Orange, San Diego, and Imperial Counties. Mr. Wirths was formerly a senior project manager conducting environmental investigations and remediation projects for petroleum hydrocarbon-impacted sites across southern California.

Selected Recent Reports

2019 *Paleontological Assessment for the 10575 Foothill Boulevard Project, City of Rancho Cucamonga, San Bernardino County, California*. Prepared for T&B Planning, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Assessment for the MorningStar Marguerite Project, Mission Viejo, Orange County, California.* Prepared for T&B Planning. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Monitoring Report for the Nimitz Crossing Project, City of San Diego.* Prepared for Voltaire 24, LP. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2019 *Paleontological Resource Impact Mitigation Program (PRIMP) for the Jack Rabbit Trail Logistics Center Project, City of Beaumont, Riverside County, California.* Prepared for JRT BP 1, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Monitoring Report for the Oceanside Beachfront Resort Project, Oceanside, San California.* Prepared for S.D. Malkin Properties. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Resource Impact Mitigation Program for the Nakase Project, Lake Forest, Orange County, San California.* Prepared for Glenn Lukos Associates, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Resource Impact Mitigation Program for the Sunset Crossroads Project, Banning, Riverside County*. Prepared for NP Banning Industrial, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Assessment for the Ortega Plaza Project, Lake Elsinore, Riverside County*. Prepared for Empire Design Group. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Resource Record Search Update for the Green River Ranch III Project, Green River Ranch Specific Plan SP00-001, City of Corona, California*. Prepared for Western Realco. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Assessment for the Cypress/Slover Industrial Center Project, City of Fontana, San Bernardino County, California*. Prepared for T&B Planning, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2020 *Paleontological Monitoring Report for the Imperial Landfill Expansion Project (Phase VI, Segment C-2), Imperial County, California*. Prepared for Republic Services, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2021 *Paleontological Assessment for the Manitou Court Logistics Center Project, City of Jurupa Valley, Riverside County, California*. Prepared for Link Industrial. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2021 *Paleontological Resource Impact Mitigation Program for the Del Oro (Tract 36852) Project, Menifee, Riverside County*. Prepared for D.R. Horton. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2021 *Paleontological Assessment for the Alessandro Corporate Center Project (Planning Case PR-2020-000519), City of Riverside, Riverside County, California*. Prepared for OZI Alessandro, LLC. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

2021 *Paleontological Monitoring Report for the Boardwalk Project, La Jolla, City of San Diego*. Prepared for Project Management Advisors, Inc. Report on file at Brian F. Smith and Associates, Inc., Poway, California.

CONFIDENTAL & PRIVILEGED

PHASE I ENVIRONMENTAL SITE ASSESSMENT

School Property
5034 North Clydebank Avenue
APN 8410-028-900
Covina, Los Angeles County, California 91722

Prepared for

RC Homes, Inc.
2925 Bristol Street, Suite B
Costa Mesa, California 92626

Prepared by

GROUP DELTA CONSULTANTS, INC.
1035 South Milliken Avenue, Suite G
Ontario, California 91761
909.295.5550
info.ontario@groupdelta.com

Group Delta Project No. EN8469
December 5, 2024

GROUP DELTA

RC Homes, Inc.
2925 Bristol Street, Suite B
Costa Mesa, California 92626

December 5, 2024
Project No. EN8469

Attention: **Mr. John Fitzpatrick**

Subject: **Phase I Environmental Site Assessment (Phase I ESA) Report**
School Property
5034 North Clydebank Avenue
APN 8410-028-900
Covina, Los Angeles County, California 91722
Group Delta Project No. EN8469

Dear Mr. Fitzpatrick:

Group Delta Consultants, Inc. is pleased to submit to RC Homes, Inc. this Phase I Environmental Site Assessment (Phase I ESA) report for the property located in Covina, Los Angeles County, California. This report discusses our project purpose, scope of work, execution of work, conclusions, and recommendations for the site. This Phase I ESA report was performed in general accordance with our proposal submitted on September 19, 2024.

We appreciate your selection of Group Delta Consultants for this project and look forward to assisting you further on this and other projects. If you have any questions, please do not hesitate to contact us.

Should you have any questions regarding this report, please feel free to call us at 909.295.5550.

Sincerely,
GROUP DELTA CONSULTANTS, INC.

Glenn Burks, Ph.D., P.E.
Principal, Director of Environmental Services
Environmental Professional

Mark Smith, EP
Environmental Professional

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1

1.0 INTRODUCTION 5

1.1 Background and Project Description 5
1.2 Purpose 5
1.3 Detailed Scope of Work 5
1.4 Significant Assumptions 6
1.5 Limitations and Exceptions 6
1.6 Special Terms and Conditions 7
1.7 User Reliance 7

2.0 SITE DESCRIPTION 8

2.1 Location and Legal Description of the Site 8
2.2 Site and Vicinity General Characteristics 8
2.3 Current Use of the Site 8
2.4 Site Geology 9
2.5 Site Hydrology 9
2.6 Current Uses of Adjoining Properties 10
2.7 Municipal Services and Utilities 11

3.0 USER PROVIDED INFORMATION 12

3.1 Title Records 12
3.2 Environmental Liens or Activity and Other Use Limitations (AUL) 12
3.3 Owner/Occupant Interviews 12
3.4 Reason for Performing Phase I ESA Report 13
3.5 Review of Existing Site Reports 13

4.0 ENVIRONMENTAL DATA SEARCH 14

4.1 Database Information on the Site and the Adjacent Properties 14
4.2 Historical Use Information on the Site and Adjoining Properties 17

5.0 REGULATORY AGENCY RECORDS 22

5.1 Online Available Records 22
5.2 Local Department Records 23

6.0 SITE RECONNAISSANCE 25

6.1 Methodology and Limiting Conditions 25
6.2 General Site Setting 25
6.3 Adjacent Properties Site Observations 25
6.4 Site Visit Findings 25

7.0 SIGNIFICANT DATA GAPS 27

7.1 Data Gaps 27
7.2 Data Failures 27

8.0 FINDINGS AND CONCLUSIONS 28

9.0 DEVIATIONS 29

10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT 30

11.0 REFERENCES 31

Figure:

Figure 1 Site Location Map

Appendices:

Appendix A Site Photographs
Appendix B Correspondence/Client-Provided Information/Other Pertinent Data
Appendix C Envirosite Report (Government Records Report, Historical Aerial Photo Report, HIG Historical Map Collection FIM+ Maps & HIG City Directory Abstract)
Appendix D Qualifications

EXECUTIVE SUMMARY

RC Homes, Inc. (herein referred to as Client) has engaged Group Delta Consultants, Inc. (Group Delta) to perform a Phase I Environmental Site Assessment (Phase I ESA) report for the site located at 5034 North Clydebank Avenue (Site), Assessor's Parcel Number (APN) 8410-028-900, in Covina, Los Angeles County, California (Figure 1). Please note that the Site is located in unincorporated Los Angeles County, outside of the City of Covina city limits. The Site consists of one parcel of land that is approximately 8.555 acres in size.

The Site, 5034 North Clydebank Avenue, Covina, Los Angeles County, California, is located on the southeast side of North Clydebank Avenue. The northeast and east sides of the Site are bordered by North Aspan Avenue, and the south side of the Site is bordered by East Tudor Street. The Site is located within a residential area of unincorporated Los Angeles County (Figure 1).

The Site is currently improved with an elementary school property, identified as Alice M. Ellington Elementary, improved with a total of 19 buildings totaling approximately 38,574 square feet in size and built in 1956, with the addition of portable buildings from 2005-2016. The remainder of the Site is improved with an asphalt-paved vehicle parking lot, concrete walkways, an asphalt-paved schoolyard area, three playgrounds, an asphalt-paved shipping and receiving area, an incinerator and a grass field. The majority of the Site is surrounded by a chain link fence with the exception of the vehicle parking lot boundary on the northern portion of the Site.

Exterior finishes of the Site buildings consist of both concrete slab-on-grade and raised foundations, concrete masonry unit (CMU) walls, painted stucco walls and flat composite roofing. Interior finishes consist of painted drywall walls, suspended ceiling tiles, glue-up ceiling tiles, and tiled/carpeted flooring.

The Site is bordered by North Aspan Avenue, followed by four dwellings (5002 and 5034 North Aspan Avenue and 16702 and 16703 East Devanah Street) and the southwestern terminus of East Devanah Street to the northeast; North Aspan Avenue, followed by four dwellings (16702 East Nubia Street, 16702 and 16703 East Groverdale Street and 16703 East Tudor Street) and the western terminuses of East Nubia Street and East Groverdale Street to the east; the intersection of North Aspan Avenue and East Tudor Street, followed by a dwelling (16702 East Tudor Street) to the southeast; East Tudor Street, followed by 14 dwellings (16604-16668 East Tudor Street and 4919 North Aspan Avenue) to the south; and North Clydebank Avenue, followed by 18 dwellings (4931-5053 North Clydebank Avenue) and an asphalt-covered pathway to the northwest.

The Site's vicinity is generally characterized by residential use.

The Site is currently unoccupied. According to Mr. Brian Allen, Director of Maintenance and Operations, Azusa Unified School District, the elementary school was closed on June 9, 2023.

Based on a review of historical sources, the Site appeared to be developed for agricultural purposes as an orchard/citrus grove from prior to 1928 until prior to 1952, when the Site appeared to be remnants of the orchard/citrus grove, vacant land, and dirt roads. By 1954, the Site appeared to be vacant land, and by 1956, the Site appeared to be developed with the existing elementary school. By 2005, portable classrooms were brought onto the southwestern portion of the Site and additional portable classrooms were observed in the 2016 aerial photograph. The Site continues to be developed with the existing elementary school however the school was reportedly closed on June 9, 2023.

This Phase I ESA report was performed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-21. This version of the ASTM standard complies with the Federal All Appropriate Inquiry (AAI) rule (40 Code of Federal Regulations [CFR] Part 312 – Standards and Practices for All Appropriate Inquiries). The purpose of the Phase I ESA report is to review, evaluate, and document present and past land use and practices, and visually examine Site conditions to identify Recognized Environmental Conditions (RECs). The Phase I ESA report included a Site reconnaissance, observation of adjoining properties, environmental regulatory agency records review, review of available historic documents, and an interview.

This assessment also included a review of available federal and state data reported by Envirosite Corporation (Envirosite), available regulatory agency environmental records, and available site history and records. No environmental concerns were identified for the Site during the regulatory database review. The review also included properties in the vicinity of the Site. Records indicated listed locations within ½ mile of the Site as listed in the Envirosite report. However, based on type of regulatory listing, regulatory status of the case, and/or location with respect to regional groundwater flow, the likelihood of Site contamination from an off-site source is considered low. The information procured during this investigation was used to identify, to the extent practical and within the limitations of the Scope, RECs associated with the Site due to current or past land use.

Recognized Environmental Conditions (RECs)

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions (RECs). The term recognized environmental condition means (1) the presence of hazardous substances or petroleum products in, on or at the Site due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the Site due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the Site under conditions that pose a material threat of a future release to the environment.

This assessment has revealed no evidence of RECs in connection with the Site.

Historical Recognized Environmental Condition (HREC)

A Historical Recognized Environmental Condition (HREC) is a previous release of hazardous substances or petroleum products affecting the Site 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 Site to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

This assessment has revealed no evidence of HRECs in connection with the Site.

Controlled Recognized Environmental Condition (CREC)

A Controlled Recognized Environmental Condition (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

This assessment has revealed no evidence of CRECs in connection with the Site.

***De Minimis* Condition**

De minimis conditions are those conditions related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not Recognized Environmental Conditions.

This assessment has revealed no evidence *de minimis* conditions in connection with the Site.

Other Environmental Considerations (OECs)

Other Environmental Considerations (OECs) are items of environmental interest that do not qualify as a REC but warrant further discussion.

- 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 January 1, 1977.

  The Site was inspected for the presence of indoor and outdoor transformers that may contain PCBs. The Site is equipped with one vaulted transformer located in the service yard of the west side of the Admin/Cafeteria Building (Building A). The vault is approximately 12' x 12' in size. The transformer vault was locked and inaccessible at the time of Group Delta's site inspection. The transformer vault is not labeled indicating PCB content and no evidence of staining was observed at the vault entrance. Southern California Edison (SCE) reportedly maintains ownership and operational responsibility of the transformer. Based on the reported built date of the school (1956), the vaulted transformer at the Site may contain PCBs.

Group Delta recommends that prior to redevelopment of the Site, the on-site vaulted transformer should be properly decommissioned following current regulations and guidelines.

1.0 INTRODUCTION

1.1 Background and Project Description

RC Homes, Inc. (herein referred to as Client) has engaged Group Delta Consultants, Inc. (Group Delta) to perform a Phase I Environmental Site Assessment (Phase I ESA) report for the site located at 5034 North Clydebank Avenue (Site), Assessor's Parcel Number (APN) 8410-028-900, in Covina, Los Angeles County, California (Figure 1). Please note that the Site is located in unincorporated Los Angeles County, outside of the City of Covina city limits. The Site consists of one parcel of land that is approximately 8.555 acres in size. The Site is currently improved with an elementary school property, identified as Alice M. Ellington Elementary, improved with a total of 19 buildings totaling approximately 38,574 square feet in size and built in 1956, with the addition of portable buildings from 2005-2016. The Site was unoccupied at the time of Group Delta's site inspection.

1.2 Purpose

The purpose of the Phase I ESA report is to review, evaluate, and document present and past land uses and practices, and visually examine Site conditions to identify Recognized Environmental Conditions (RECs). A REC is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The REC term does not include de minimis conditions that generally do not present a threat to human health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.3 Detailed Scope of Work

Group Delta has interpreted American Society for Testing and Materials (ASTM) E1527-21 as the guidance document and used its provisions to the extent deemed appropriate for this report. In general, the scope of work included:

- Review of available information to describe the general geology and hydrogeology at the Site and adjacent areas;
- Search of regulatory records regarding possible hazardous material handling, spills, storage, or production at the Site or in its vicinity;
- Review of on-line available data including databases maintained by the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB);

- Perform agency records review of available files from the SWRCB, DTSC, California Geologic Energy Management Division (CalGEM), Office of California State Fire Marshall National Pipeline Mapping System (NPMS), the California Geologic Energy Management Division (CalGEM), the Los Angeles County Building and Safety, the Los Angeles County Department of Public Works (LACDPW), the Los Angeles County Fire Department Health Hazardous Materials Division (LACoFD HHMD), and the South Coast Air Quality Management District (SCAQMD);
- Review of historical aerial photographs, historical topographic maps, historical Sanborn fire insurance maps, city directories, and a radius map database search (government records report) provided by Envirosite Corporation (Envirosite);
- Reconnaissance of the Site and the immediately surrounding area to identify indicators of the existence of hazardous materials or RECs;
- Interview of an owner representative for the Site;
- Development of conclusions and findings; and
- Preparation of a report describing the assessment and presenting the results and findings.

A statement of interpretive limitations is contained in Section 1.5 of the report.

1.4 Significant Assumptions

As stated in the previous section, this Phase I ESA report was conducted in general accordance with ASTM E1527-21 to the extent deemed appropriate. This was done to identify and analyze environmental conditions that constitute existing, past, or potential environmental risks associated with the Site. Performance in accord with this standard is intended to reduce, but not eliminate uncertainty with respect to the potential for RECs associated with the Site.

1.5 Limitations and Exceptions

This Phase I ESA report is intended for the sole use of the Client and on the specific project identified. Our services have been performed under mutually agreed-upon terms and conditions. If other parties wish to rely on this report, please have them contact us so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use and reliance of this report and the information it contains.

The findings and opinions presented are relative to the dates of our Site work and should not be relied on to represent conditions at substantially later dates. The opinions included herein are based on information obtained during the study and our experience. If additional information becomes available, which might impact our environmental findings, we request the

opportunity to review the information, reassess the potential conditions, and modify our opinions, if warranted.

Although this assessment has attempted to identify the potential for environmental impacts to the Site, potential sources of contamination may have escaped detection due to: (1) the limited scope of this assessment, (2) the inaccuracy of public records, and/or (3) the presence of undetected or unreported environmental incidents.

It was not within the scope of this assessment to address issues not included in ASTM E1527-21 (such as radon, lead in drinking water, naturally-occurring hazardous materials or vegetation, endangered species, wetlands, etc.). Furthermore, it was not the purpose of this study to determine the degree or extent of contamination, if any, at the Site.

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar conditions, by reputable environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made regarding the professional information in this report.

1.6 Special Terms and Conditions

All appropriate inquiry (AAI) into the prior uses of the Site was made in accordance with good commercial and customary practices to identify and analyze RECs constituting existing, past or potential environmental conditions in connection with the Site.

There are no special terms and conditions that apply to the preparation of this report.

1.7 User Reliance

This assessment was performed at the request of the Client, utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The assessment and conclusions presented in this report represent the best professional judgment of the Environmental Professional based on the conditions that existed during the assessment and the information and data available to us during the course of this assignment.

Factual information regarding operations and conditions provided by the Client, owner, or their representative has been assumed to be correct and complete.

The report may be distributed and relied upon by the Client, its successors and assigns. Reliance on the information and conclusions presented in this report by any other party or parties is not authorized without the written consent of Group Delta.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description of the Site

The Site is currently improved with an elementary school property, identified as Alice M. Ellington Elementary, improved with a total of 19 buildings totaling approximately 38,574 square feet in size and built in 1956, with the addition of portable buildings from 2005-2016. The remainder of the Site is improved with an asphalt-paved vehicle parking lot, concrete walkways, an asphalt-paved schoolyard area, three playgrounds, an asphalt-paved shipping and receiving area, an incinerator and a grass field. The majority of the Site is surrounded by a chain link fence with the exception of the vehicle parking lot boundary on the northern portion of the Site.

Exterior finishes of the Site buildings consist of both concrete slab-on-grade and raised foundations, concrete masonry unit (CMU) walls, painted stucco walls and flat composite roofing. Interior finishes consist of painted drywall walls, suspended ceiling tiles, glue-up ceiling tiles, and tiled/carpeted flooring.

2.2 Site and Vicinity General Characteristics

The Site is currently unoccupied. According to Mr. Brian Allen, Director of Maintenance and Operations, Azusa Unified School District, the elementary school was closed on June 9, 2023.

The Site is bordered by North Aspan Avenue, followed by four dwellings (5002 and 5034 North Aspan Avenue and 16702 and 16703 East Devanah Street) to the northeast; North Aspan Avenue, followed by four dwellings (16702 East Nubia Street, 16702 and 16703 East Groverdale Street and 16703 East Tudor Street) to the east; the intersection of North Aspa Avenue and East Tudor Street, followed by a dwelling (16702 East Tudor Street) to the southeast; East Tudor Street, followed by 14 dwellings (16604-16668 East Tudor Street and 4919 North Aspan Avenue) to the south; and North Clydebank Avenue, followed by 18 dwellings (4931-5053 North Clydebank Avenue) to the northwest.

The Site's vicinity is generally characterized by residential use.

2.3 Current Use of the Site

The Site is currently unoccupied. According to Mr. Brian Allen, Director of Maintenance and Operations, Azusa Unified School District, the elementary school was closed on June 9, 2023.

Photographic documentation of the Site is provided in Appendix A.

2.4 Site Geology

Based on the review of the Geologic Map of California, Los Angeles sheet, published by the Division of Mines and Geology, dated 1969, the Site is underlain by Quaternary alluvium and terrace deposits which primarily consist of silt and clay, with local gravel and sand lenses. The alluvium and terrace deposits overlie marine and lagoonal sedimentary rocks, which overlie the Puente formation of Monterey Shale (bedrock) at approximately 2,700 feet below surface grade.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the Site is mapped as Urban land-Palmview-Tujunga complex, 0 to 5 percent slopes (Map Unit 1002). These soils are described as discontinuous human-transported material over alluvium derived from granite, are well drained with a moderate available water supply.

2.5 Site Hydrology

According to the California Department of Water Resources website, the Site is located in the San Gabriel Valley Groundwater Basin within the South Coast Hydrologic Region in California (Groundwater Basin Number 4-13). The San Gabriel Valley Groundwater Basin is located in eastern Los Angeles County and includes the water-bearing sediments underlying most of the San Gabriel Valley and includes a portion of the upper Santa Ana Valley that lies in Los Angeles County. This basin is bounded on the north by the Raymond fault and the contact between Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains. Exposed consolidated rocks of the Repetto, Merced, and Puente Hills bound the basin on the south and west, and the Chino fault and the San Jose fault form the eastern boundary. The Rio Hondo and San Gabriel drainages have their headwaters in the San Gabriel Mountains, then surface water flows southwest across the San Gabriel Valley and exit through the Whittier Narrows, a gap between the Merced and Puente Hills. Precipitation in the basin ranges from 15 to 31 inches, and averages around 19 inches.

The nearest surface water in the vicinity of the Site is the Dalton Wash, located approximately 0.14 mile south of the Site. 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 Azusa Light & Water (ALW) serves the Site vicinity. According to a representative of ALW, shallow groundwater beneath the Site is not utilized for domestic purposes. The source of public water for ALW is surface water from the San Gabriel Canyon watershed treated at Joseph F. Hsu Water Filtration Plant, groundwater pumped from 11 wells and San Gabriel Valley Municipal Water District Raw Water Connection.

The depth to groundwater beneath the Site is not specifically known; however, Group Delta obtained nearby groundwater data from the SWRCB GeoTracker database. Based on data obtained from GeoTracker, depth to groundwater in the Site region was reported as approximately 200 feet below ground surface (bgs). Groundwater in the vicinity of the Site is expected to mirror the topography and flow in a westerly direction.

Note that groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

2.6 Current Uses of Adjoining Properties

The Site is located within a mixed commercial and light-industrial area of Baldwin Park. The following land uses were observed adjoining the Site:

Direction	Description
Northeast	North Aspan Avenue, followed by four dwellings (5002 and 5034 North Aspan Avenue and 16702 and 16703 East Devanah Street)
East	North Aspan Avenue, followed by four dwellings (16702 East Nubia Street, 16702 and 16703 East Groverdale Street and 16703 East Tudor Street)
Southeast	Intersection of North Aspan Avenue and East Tudor Street, followed by a dwelling (16702 East Tudor Street)
South	East Tudor Street, followed by 14 dwellings (16604-16668 East Tudor Street and 4919 North Aspan Avenue)***
Northwest	North Clydebank Avenue, followed by 18 dwellings (4931-5053 North Clydebank Avenue)***

*** Address listed on regulatory records databases in the Envirosite Corporation (Envirosite) environmental database report (refer to Section 4.1.3.)

2.7 Municipal Services and Utilities

Group Delta was informed that the following companies and municipality currently provide utility services to the Site:

Utility	Provider
Electricity	Southern California Edison (SCE)
Natural Gas	Southern California Gas Company
Potable Water	Azusa Light & Water (ALW)
Sanitary Sewerage	Los Angeles County Department of Public Works (LACDPW)
Solid Waste Removal	N/A (Site is unoccupied)

3.0 USER PROVIDED INFORMATION

3.1 Title Records

A Preliminary Title Report (PTR) dated November 21, 2024, prepared for the Site by First American Title Company, was provided to Group Delta by Allen Matkins Leck Gamble Mallory & Natsis LLP, legal counsel for the Client. The Site PTR was reviewed to identify potential deed restrictions, environmental liens or activity and use limitations (AULs) which may have occurred on or exist in connection with the Site. Group Delta's review of the PTR indicated no deed restrictions, environmental liens or AULs for the subject property. However, as quoted from the subject property PTR, "It is important to note that this Preliminary Title Report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land." The absence of a condition of title represents a data gap.

A copy of the reviewed PTR is included in Appendix B.

3.2 Environmental Liens or Activity and Other Use Limitations (AUL)

No reports of environmental liens or AULs were provided by the User during this Phase I ESA report or identified in the PTR.

3.3 Owner/Occupant Interviews

3.3.1 Current Owners

According to the Los Angeles County Assessor, the current Site owner is identified as Azusa Unified School District. Mr. Brian Allen, Director of Maintenance and Operations, Azusa Unified School District, the Site owner's representative, was interviewed on October 14, 2024. No Recognized Environmental Conditions (RECs) were reported by Mr. Allen.

Mr. Jack Fitzpatrick, Senior Vice President, RC Homes, Inc., Phase I ESA report User and key site manager, was interviewed on October 14, 2024. No potential environmental issues were identified by Mr. Fitzpatrick. In addition, Mr. Fitzpatrick provided a completed Phase I Environmental Site Assessment Questionnaire which was completed on December 3, 2024 via email responses from Mr. Brian Allen on November 2, 2024. According to the questionnaire, the PTR did not show Environmental Liens or show restricted use areas. Mr. Allen provided a "2021 Asbestos Hazard Emergency Response Act (AHERA) 3-Year Inspection Report" which listed asbestos-containing material (ACM) at the Site. It was also suspected that the on-site transformer contains PCBs. Septic tanks were shown on the original drawings for the Site and sewer laterals were later connected to the Los Angeles County sewer system.

A copy of the completed Phase I Environmental Site Assessment Questionnaire is included in Appendix B.

3.3.2 Previous Owners

The previous owner of the Site was not identified during this Phase I ESA report.

3.4 Reason for Performing Phase I ESA Report

The purpose of the Phase I ESA report is to identify apparent and potential sources of contamination for the Site that, by their association or proximity to the Site, could represent an REC. This report can serve to identify environmental conditions at the Site that may impact the proposed project and may permit the User to satisfy one of the requirements to qualify for the bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability (42 U.S.C. §9601). It was not the purpose of this study to determine the degree or extent of contamination, if any, but rather to identify the potential for contamination or environmental concern.

3.5 Review of Existing Site Reports

Group Delta was provided with one existing Site report by Mr. Brian Allen, Director of Maintenance and Operations, Azusa United School District. The existing Site report is summarized below:

3.5.1 2021 Asbestos Hazard Emergency Response Act (AHERA) 3-Year Re-Inspection Report, Alice Ellington Elementary School, 5034 North Clydebank Avenue, Covina, California 91722, Executive Environmental (EE), June 10, 2021

According to the EE report, EE performed a re-inspection for asbestos-containing building materials (ACBMs) at the Site. Suspect ACBMs were identified throughout the Site, including 9” x 9” floor tile and mastic, 12” x 12” floor tile and mastic, 12” x 12” ceiling/wall tiles and mastic, basecove adhesive, carpet glue, drywall with joint compound, fire-rated doors, and plaster. In addition, all interior building materials within the portable/modular buildings, library/media center, Rooms 18-23 and the multipurpose rooms were assumed to be asbestos-containing. EE recommended that friable materials be placed on the school’s Operations and Maintenance (O&M) Program.

A copy of this report is included in Appendix B.

4.0 ENVIRONMENTAL DATA SEARCH

4.1 Database Information on the Site and the Adjacent Properties

4.1.1 Standard Environmental Record Sources for the Site and Vicinity

Group Delta conducted a review of reasonably ascertainable environmental regulatory agency databases to identify known or suspected environmental concerns or RECs that may be associated with the Site. A search of readily available environmental records was obtained from Envirosite Corporation (Envirosite) of Conklin, New York (Appendix C). The purpose of the regulatory database report review was to evaluate to the extent possible whether prior activities, processes, operations, or actions on the Site, adjoining properties, and nearby locations have the potential to adversely impact the environmental integrity of the Site, are suspected sources of environmental contamination, or present RECs for the Site. The regulatory database report provides information regarding current operations and prior regulatory listings for the Site and previous owners and/or operators on the Site. The presence or absence of information about the Site does not necessarily mean that there are or are not environmental issues associated with the Site.

The regulatory database report includes a list of government databases searched, a statistical profile listing the number of properties within ASTM Standard Practice specified search radii, selected detailed information from environmental regulatory agency databases, and a map illustrating the identified properties, sites, or facilities of interest.

The regulatory database report provides a mechanism to evaluate a relatively large number of environmental regulatory agency databases and eliminate many properties, sites, operations, and/or facilities that have a low potential of adversely impacting the Site. However, it should be noted that the information included in the regulatory database report is not necessarily all-inclusive and environmental regulatory agency files may have been purged by public officials prior to release to the public. In addition, mapping errors may not reflect actual distances and directions between the Site and the properties, sites, operations, and/or facilities listed in the regulatory database report.

4.1.2 Site Records

The Site was identified in the Envirosite regulatory database report and is discussed in Table 1 below:

Table 1 – Environmental Atlas Findings – Site Findings
1X Ellington Elementary School/Ellington School K-8 (5034 North Clydebank Avenue)
Map Key Number: A2
Envirosite Databases Listed: HAZNET
The HAZNET listing is a list of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters that are no longer in current agency list. According to the environmental database report, the Site disposed of hazardous waste; however, the type of hazardous waste was not specified. It is assumed that asbestos-containing waste was historically disposed of at the Site from the removal of asbestos-containing building materials from former on-site demolition and renovation activities. Based on the current regulatory status, this listing is not expected to represent a significant environmental concern to the Site.

4.1.3 Vicinity Records Search

The following sites were identified in the Envirosite database radius search for the project area.

Table 2 – Environmental Atlas Findings – Site Vicinity Findings
San Gabriel Valley (Area 2)
Map Key Number: A1
Envirosite Databases Listed: CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET, HWG, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA-NonGen, ROD, SEMS-8R-ACTIVE SITES, SEMS-FINAL NPL
According to the environmental database report, the Site is located within the San Gabriel Valley (Area 2) National Priorities Listing (NPL) site. The groundwater beneath the Site is reportedly contaminated. According to the USEPA, the San Gabriel Valley Area 2 Superfund Site (Area 2) is one of four Superfund sites addressing groundwater contamination in the San Gabriel Valley. The four sites address multiple areas of contamination in the San Gabriel Basin aquifer, a critical source of drinking water for water-scarce Southern California. The Superfund sites include areas of soil and groundwater contamination underlying portions of the cities of Alhambra, Arcadia, Azusa, Baldwin Park, Industry, Irwindale, El Monte, La Puente, Monrovia, Rosemead, South El Monte, and West Covina. The San Gabriel Valley covers approximately 170 square miles. Groundwater contamination was first detected in the San Gabriel Valley in 1979. Following this discovery, the California Department of Public Health (CDPH), formerly the Department of Health Services) analyzed water samples collected from water supply wells throughout the San Gabriel Valley to assess the extent of contamination. By 1984, 59 wells were found to be contaminated with volatile organic compounds (VOCs). In the late 1990s, perchlorate, N-nitrosodimethylamine (NDMA), and 1,4-dioxane were also discovered in the groundwater. Despite the widespread contamination, the San Gabriel Basin aquifer continues to provide the majority of the domestic water supply for the San Gabriel Valley's one and one-half million residents. Water utilities in the area have continued to provide their customers with clean water by blending contaminated water with clean water to meet drinking water standards, obtaining water from neighboring utilities, and

Table 2 – Environmental Atlas Findings – Site Vicinity Findings
installing wellhead treatment systems. EPA's Superfund projects are providing additional water supplies, by providing treated groundwater to several water utilities for local use. EPA's efforts at the sites began in the mid-1980s with studies needed to understand the sources, nature and extent of soil and groundwater contamination. In the 1980s and early 1990s, EPA also developed a basin-wide plan to set cleanup priorities, and led State and Federal efforts to develop the institutional framework necessary to address the contamination. In the early 1990s, EPA divided the San Gabriel Valley into eight project areas, including the Baldwin Park area. In 1994, EPA adopted the cleanup plan for the Baldwin Park project. Between 1990 and 1997, EPA identified Potentially Responsible Parties (PRPs) at the site. In the late 1990s, PRPs engaged in negotiations with local water agencies and began initial design work on the project. After reaching a detailed agreement with seven local water agencies in March 2002, design work was completed, and construction work began. Construction of the four planned groundwater extraction and treatment facilities was largely completed in 2006. As of December 2011, more than $220 million has been spent to construct and operate the groundwater cleanup facilities, more than 59 billion gallons of contaminated groundwater has been treated, and more than 52,000 pounds of contamination removed from the groundwater. Based on former and current Site usage, the Site is not expected to have contributed to the impacted groundwater and would not be named as a Potentially Responsible Party (PRP). Based on the above, this site is not expected to represent a significant environmental concern to the Site.
Nadia Ibanez (16604 East Tudor Street)
Map Key Number: 3
Envirosite Databases Listed: HAZNET
This site is located adjacent to the south side of the Site across East Tudor Street. The HAZNET listing is a list of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters that are no longer in current agency list. According to the environmental database report, the Site disposed of hazardous waste in the form of “asbestos-containing waste”. It is assumed that asbestos-containing waste was historically disposed of at this site from the removal of asbestos-containing building materials from former on-site demolition and renovation activities. Based on the current regulatory status, this listing is not expected to represent a significant environmental concern to the Site.
Karen Vollner c/o John Mootz (4953 North Clydebank Avenue)
Map Key Number: 4
Envirosite Databases Listed: HAZNET
This site is located adjacent to the northwest side of the Site across North Clydebank Avenue. The HAZNET listing is a list of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters that are no longer in current agency list. According to the environmental database report, the Site disposed of hazardous waste in the form of “asbestos-containing waste”. It is assumed that asbestos-containing waste was historically disposed of at this site from the removal of asbestos-

Table 2 – Environmental Atlas Findings – Site Vicinity Findings
containing building materials from former on-site demolition and renovation activities. Based on the current regulatory status, this listing is not expected to represent a significant environmental concern to the Site.

Based on the relative distance from the Site, down-gradient to cross-gradient hydraulic position, continued regulatory oversight, soil-only media impacted, lack of reported violations or releases, and/or current case-closed/NFA status, none of the remaining listed sites are anticipated to represent a significant environmental concern to the Site.

A copy of the Government Records Report is provided in Appendix C.

4.2 Historical Use Information on the Site and Adjoining Properties

Group Delta reviewed available historical information to ascertain the historical uses of the Site and the adjoining properties. Reviewed information included historical aerial photographs, historical topographic maps, Sanborn fire insurance maps, historic aerial photographs, and city directories.

4.2.1 Historical Aerial Photography, Topographic Map Review, Sanborn Map Review

Historical aerial photographs, historical topographic maps of the Site and adjoining properties were provided by Envirosite and reviewed to identify historical land development. Historical aerial photographs and historical topographic maps dating between 1894 and 2022 were reviewed. Sanborn fire insurance map coverage was not available for the Site and surrounding vicinity. A Fire Insurance Map No Coverage Statement from Envirosite is provided in Appendix C.

Table 3 – Summary of Aerial Photographs	
Years	**Summary**
1928, 1938, 1948, 1949	The Site appears to be developed for agricultural purposes as an orchard/citrus grove. The adjoining property to the northeast appears to be developed for agricultural purposes as an orchard/citrus grove. The adjoining property to the east appears to be developed for agricultural purposes as an orchard/citrus grove. The adjoining property to the south appears to be developed for agricultural purposes as an orchard/citrus grove. The adjoining property to the northwest appears to be developed for agricultural purposes as an orchard/citrus grove.

Table 3 – Summary of Aerial Photographs	
Years	**Summary**
1952	The Site appears to be remnants of the former orchard/citrus grove, vacant land and dirt roads. The adjoining property to the northeast appears to be vacant land. The adjoining property to the east appears to be remnants of the former orchard/citrus grove and vacant land. The adjoining property to the south appears to be remnants of the former orchard/citrus grove and vacant land. The adjoining property to the northwest appears to be remnants of the former orchard/citrus grove and vacant land.
1954	The Site appears to be vacant land and covered with dirt roads. The adjoining property to the northeast appears to be vacant land. The adjoining property to the east appears to be vacant land and dirt roads. The adjoining property to the south appears to be vacant land and dirt roads. The adjoining property to the northwest appears to be vacant land and dirt roads.
1956	The Site appears to be developed with the existing elementary school. The adjoining property to the northeast across North Aspan Avenue is developed with the four existing dwellings and the southwestern terminus of East Devanah Street. The adjoining property to the east across North Aspan Avenue is developed with the four existing dwellings and the western terminuses of East Nubia Street and East Groverdale Street. The adjoining property to the southeast across the intersection of North Aspan Avenue and East Tudor Street is developed with the existing dwelling. The adjoining property to the south across East Tudor Street is developed with the 14 existing dwellings. The adjoining property to the northwest across North Clydebank Avenue is developed with the18 existing dwellings.
1960, 1962, 1964, 1965, 1968, 1972, 1973, 1976, 1978, 1980, 1981, 1983, 1989, 1992, 1995, 2002	The Site appears to be developed with the existing elementary school. The adjoining property to the northeast across North Aspan Avenue is developed with the four existing dwellings and the southwestern terminus of East Devanah Street. The adjoining property to the east across North Aspan Avenue is developed with the four existing dwellings and the western terminuses of East Nubia Street and East Groverdale Street. The adjoining property to the southeast across the intersection of North Aspan Avenue and East Tudor Street is developed with the existing dwelling. The adjoining property to the south across East Tudor Street is developed with the 14 existing dwellings. The adjoining property to the northwest across North Clydebank Avenue is developed with the 18 existing dwellings and the asphalt-paved pathway.

Table 3 – Summary of Aerial Photographs	
Years	**Summary**
2005, 2007, 2009, 2010, 2012, 2014	The Site appears to be developed with the existing elementary school with portable classrooms brought onto the southwestern portion of the Site. The adjoining property to the northeast across North Aspan Avenue is developed with the four existing dwellings and the southwestern terminus of East Devanah Street. The adjoining property to the east across North Aspan Avenue is developed with the four existing dwellings and the western terminuses of East Nubia Street and East Groverdale Street. The adjoining property to the southeast across the intersection of North Aspan Avenue and East Tudor Street is developed with the existing dwelling. The adjoining property to the south across East Tudor Street is developed with the 14 existing dwellings. The adjoining property to the northwest across North Clydebank Avenue is developed with the 18 existing dwellings and the asphalt-paved pathway.
2016, 2018, 2020, 2022	The Site appears to be developed with the existing elementary school with portable classrooms and additional portable classrooms brought onto the southwestern portion of the Site. The adjoining property to the northeast across North Aspan Avenue is developed with the four existing dwellings and the southwestern terminus of East Devanah Street. The adjoining property to the east across North Aspan Avenue is developed with the four existing dwellings and the western terminuses of East Nubia Street and East Groverdale Street. The adjoining property to the southeast across the intersection of North Aspan Avenue and East Tudor Street is developed with the existing dwelling. The adjoining property to the south across East Tudor Street is developed with the 14 existing dwellings. The adjoining property to the northwest across North Clydebank Avenue is developed with the 18 existing dwellings and the asphalt-paved pathway

Table 4 – Summary of Topographic Maps	
Years	**Summary**
1894, 1897, 1898, 1904 1925, 1928, 1939, 1953	The Site is denoted as vacant land. The adjoining properties to the northeast, east, south and northwest are denoted as vacant land.

Table 4 – Summary of Topographic Maps	
Years	**Summary**
1966	The Site is denoted as developed with the existing elementary school, identified as "Ellington Sch". The adjoining property to the northeast across North Aspan Avenue is denoted as a pink shaded area, defined as general urban development and the southwestern terminus of East Devanah Street. The adjoining property to the east across North Aspan Avenue is denoted as general urban development and the western terminuses of East Nubia Street and East Groverdale Street. The adjoining property to the southeast across the intersection of North Aspan Street and East Tudor Street is denoted as a pink shaded area, defined as general urban development. The adjoining property to the south across East Tudor Street is denoted as a pink shaded area, defined as general urban development. The adjoining property to the northwest across North Clydebank Avenue is denoted as a pink shaded area, defined as general urban development.
2012, 2015, 2018, 2021	No structures are denoted on the Site. No structures are denoted adjacent to the northeast across North Aspan Avenue, east across North Aspan Avenue, southeast across the intersection of North Aspan Avenue and East Tudor Street, south across East Tudor Street, and northwest across North Clydebank Avenue.

No environmental concerns were noted on the Site or adjoining properties based on the historical aerial photographs reviewed.

Representative historical aerial photographs and historical topographic maps are provided in Appendix C.

4.2.2 City Directory Report

The Envirosite City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. City directories generally include listings of residents or businesses organized both alphabetically and alphanumerically by street names and street addresses and are prepared for many urban and suburban areas of the United States dating back to the early 1900s.

Group Delta reviewed the city directory search prepared by Historical Information Gatherers (HIG) for Envirosite. The search was performed for the Site and the adjoining properties. Tables 5 and 6 summarize the historical city directory listings for the Site and adjoining properties.

Table 5 – Summary of City Directory Listings for Current and Historical Site Address(es)		
Address	**Years**	**Owner(s)/Occupant(s)**
5034 North Clydebank Avenue	1947	No street listed
	1950	No street listed
	1973	Ellington School
	1978	Ellington School
	1984	Ellington School
	1989	Ellington School
	1998	Azusa Unified School District Elementary Schools Alice Ellington School
	2001	No address listing
	2015	Alice M. Ellington Elementary

Table 6 – Summary of City Directory Listings for Adjoining Properties		
Addresses	**Years**	**Owner(s)/Occupant(s)**
4931-5053 North Clydebank Avenue	1947	No street listed
	1950	No street listed
	1973-2015 (non-inclusive)	Numerous residential tenant listings
16604-16668 East Tudor Street	1947	No street listed
	1950	No street listed
	1973-2015 (non-inclusive)	Numerous residential tenant listings

No potential environmental issues were identified based on a review of the city directories for the adjoining properties.

The city directory search results prepared by Envirosite are provided in Appendix C.

5.0 REGULATORY AGENCY RECORDS

5.1 Online Available Records

5.1.1 Department of Toxic Substances Control (DTSC)

Group Delta reviewed available files of the State of California DTSC published on the internet records database Envirostor. The purpose of this search was to identify any evidence of unauthorized releases of hazardous materials to the surface, subsurface soil, and groundwater.

The Site was not identified on the Envirostor database. No RECs were identified as a result of the EnviroStor database review.

5.1.2 State Water Resources Control Board (SWRCB)

Group Delta reviewed available files of the State Water Resources Control Board published on the internet records database GeoTracker. The purpose of this search was to identify any evidence of unauthorized releases of hazardous materials to the surface, subsurface soil, and groundwater.

The Site was not identified on the GeoTracker database. No RECs were identified as a result of the Geotracker database review.

5.1.3 California Geologic Energy Management Division (CalGEM)

Group Delta reviewed mapping available on the CalGEM website for oil and gas wells on or in the vicinity of the Site. The purpose of this search was to identify any evidence of oil production activities on or around the Site.

The Site was not identified on the CalGEM database. No RECs were identified as a result of the CalGEM database review.

5.1.4 Office of California State Fire Marshall

Group Delta reviewed available files through the online National Pipeline Mapping System (NPMS) database maintained by the Office of California State Fire Marshal. NPMS is a Geographic Information System (GIS) database of pipeline information for the specific intent of emergency response. The database does not include natural gas lines or liquefied natural gas facilities.

The Site was not identified on the NPMS database. No RECs were identified as a result of the NPMS database review.

5.2 Local Department Records

5.2.1 Los Angeles County Department of Public Works, Building & Safety Division

Group Delta submitted a Freedom of Information Act (FOIA) request to the Los Angeles County Department of Public Works, Building & Safety Division in reference to the Site on October 14, 2024, for information pertaining to hazardous substances, underground storage tanks, releases, and inspection records for the Site. As of this writing, this agency has not responded to Group Delta's request. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment. If issues of an environmental concern are identified upon review of these documents, Group Delta will issue an addendum to this report.

5.2.2 Los Angeles County Department of Regional Planning (DRP)

Group Delta contacted the Los Angeles County Department of Regional Planning (DRP), October 14, 2024, for information on the Site in order to identify Activity Use Limitations (AULs) associated with the Site. According to records reviewed, the Site is zoned R-1-6000 – Single-Family Residence – for residential use. No AULs were identified.

5.2.3 Los Angeles County Fire Department (LACoFD)

The Site is under the jurisdiction of the LACoFD, and the LACoFD Health Hazardous Materials Division (HHMD) governs public information records requests. Group Delta contacted the LACoFD HHMD in reference to the Site on October 14, 2024.

No records regarding a release or the presence of AULs on the Site were on-file with the LACoFD HHMD.

5.2.4 Los Angeles County Department of Public Works (LACDPW)

The Site is under the jurisdiction of the LACDPW. Group Delta reviewed the online file review database (www.ladpw.org) for the Site. These records may contain evidence indicating current and/or historical hazardous materials usage, storage, or releases, as well as the presence of underground storage tanks (USTs). Group Delta contacted the LACoFD HHMD in reference to the Site on October 14, 2024.

No records regarding a release or the presence of AULs on the Site were on file with the LACDPW.

5.2.5 South Coast Air Quality Management District (SCAQMD)

Group Delta researched the South Coast Air Quality Management District (SCAQMD) online database (FINDS) for information regarding any Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) records for the Site on October 14, 2024, related to air emission equipment, which may include dry cleaning machines and USTs.

No records were on-file for the Site with the SCAQMD.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A site reconnaissance was performed on October 14, 2024, by Mark Smith of Group Delta. Mr. Brian Allen, Director of Maintenance and Operations, Azusa Unified School District, provided Site access.

The purpose of the Site reconnaissance was to observe the present Site use and conditions as they relate to the possible presence of potentially hazardous substances and petroleum products. In addition, adjoining properties and roads were visually observed from the Site to identify land uses and the potential presence of structures, operations, activities, or environmental conditions that may involve the use, treatment, storage, disposal, or generation of hazardous wastes and/or petroleum products that may pose an environmental concern to the Site. Photographic documentation of the reconnaissance is included in Appendix A.

6.2 General Site Setting

A general overview of the Site and related improvements is provided in Section 2.2.

6.3 Adjacent Properties Site Observations

The properties adjoining to the Site were observed from the Site to assess if they had potential to present RECs for the Site. No evidence of RECs was identified at the adjoining properties. The adjoining properties are further discussed in Section 2.6.

6.4 Site Visit Findings

Group Delta conducted a visual review and observation of the Site and adjoining properties and identified ASTM Scope Considerations listed below:

- 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 January 1, 1977.

  The Site was inspected for the presence of indoor and outdoor transformers that may contain PCBs. The Site is equipped with one vaulted transformer located in the service

yard of the west side of the Admin/Cafeteria Building (Building A). The vault is approximately 12' x 12' in size. The transformer vault was locked and inaccessible at the time of Group Delta's site inspection. The transformer vault is not labeled indicating PCB content and no evidence of staining was observed at the vault entrance. Southern California Edison (SCE) reportedly maintains ownership and operational responsibility of the transformer. Based on the reported built date of the school (1956), the vaulted transformer at the Site may contain PCBs.

The Site has no point source features of environmental concern such as sumps, wells, USTs, or any type of injection wells that could potentially act as a conduit to subsurface impact.

No RECs were observed during the site reconnaissance.

7.0 SIGNIFICANT DATA GAPS

7.1 Data Gaps

In general, a Data Gap is the inability to gather information as prescribed in the ASTM Standard Practice despite good faith efforts. This may include, but not be limited to, a lack of historical information, inability to interview knowledgeable individuals, or inspect portions of the Site.

No data gaps were encountered during this assessment.

7.2 Data Failures

The objective of reviewing historical information is to identify all obvious uses of the Site from first developed use or 1940, whichever is earlier, to identify the likelihood of previous uses resulting in an REC(s). Generally, a Data Failure is when all obvious uses of the site cannot be determined despite gathering and reviewing all of the standard historical sources that are reasonably ascertainable. A historical source is considered reasonably ascertainable if it is (1) publicly available, (2) obtainable within a reasonable period of time and at a reasonable cost, and (3) practically reviewable.

The Site uses were identified back to 1894. Therefore, data failure was not encountered during the course of this assessment.

8.0 FINDINGS AND CONCLUSIONS

Group Delta has performed a Phase I ESA report for the site located at 5034 North Clydebank Avenue (Site), APN 8410-028-900, in Covina, Los Angeles County, California. This Phase I ESA report was conducted in general accordance with the scope of work, under guidance provided by the ASTM E1527-21 standard, and in a manner generally consistent with the agreement between the Client and Group Delta for this type of report.

The information procured during this investigation was used to identify, to the extent practical and within the limitations of the Scope, RECs associated with the Site due to current or past land use. This assessment has not revealed evidence of RECs in connection to the Site.

Other Environmental Considerations (OECs)

Other Environmental Considerations (OECs) are items of environmental interest that do not qualify as a REC but warrant further discussion.

- 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 January 1, 1977.

  The Site was inspected for the presence of indoor and outdoor transformers that may contain PCBs. The Site is equipped with one vaulted transformer located in the service yard of the west side of the Admin/Cafeteria Building (Building A). The vault is approximately 12' x 12' in size. The transformer vault was locked and inaccessible at the time of Group Delta's site inspection. The transformer vault is not labeled indicating PCB content and no evidence of staining was observed at the vault entrance. Southern California Edison (SCE) reportedly maintains ownership and operational responsibility of the transformer. Based on the reported built date of the school (1956), the vaulted transformer at the Site may contain PCBs.

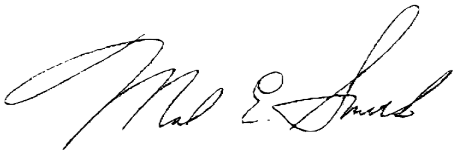
Group Delta recommends that prior to redevelopment of the Site, the on-site vaulted transformer should be properly decommissioned following current regulations and guidelines.

9.0 DEVIATIONS

There were no deviations to the ASTM Standard Practice associated with the preparation and development of this Phase I ESA report.

10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

By signing below, Group Delta 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. Group Delta has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. Group Delta has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Mark E. Smith, Environmental Professional
Group Delta

11.0 REFERENCES

American Society for Testing and Materials (ASTM) 2021. Phase I Environmental Site Assessments (ESAs). E1527-21 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. November 1.

California Department of Toxic Substances Control. EnviroStor Database, 2024. www.envirostor.dtsc.ca.gov

California Geologic Energy Management Division (CalGEM). conservation.ca.gov/calgem

Department of Transportation. National Pipeline Mapping System. pvnpms.phmsa.dot.gov/PublicViewer

Envirosite Corporation (Envirosite). Government Records Report. 08 Oct. 2024

Envirosite. Historical Aerial Photo Report. 11 Oct. 2024

Envirosite. Platinum City Directory Report. 10 Oct. 2024

Envirosite. Historical Topographic Map Report. 08 Oct. 2024

First American Title Company. Preliminary Title Report (PTR). 21 Nov. 2024

Google Maps, 2024. maps.google.com

Historical Information Gatherers (HIG). Fire Insurance Maps No Coverage Statement. 09 Oct. 2024

Los Angeles County Department of Public Works, Building & Safety Division

Los Angeles County Department of Regional Planning (DRP)

Los Angeles County Fire Department (LACoFD) Health Hazardous Materials Division (HHMD)

Office of California State Fire Marshall osfm.fire.ca.gov

South Coast Air Quality Management District (SCAQMD), Facility Information Detail (F.I.N.D.) aqmd.gov/nav/FIND

State of California Department of Conservation. Geologic Energy Management Division, 2024. www.conservation.ca.gov/calgem

State Water Resources Control Board, GeoTracker Database, 2024. geotracker.waterboards.ca.gov

Figure 1

Site Location Map



Reference: ***Google Earth***

Site boundary

N

GROUP DELTA

GDC Project No. EN8469

Site Location Map

Phase I Environmental Site Assessment
School Property
Covina, California

Figure 1

Appendix A

Site Photographs



Photograph Number 1: View of north side of Site along intersection of North Clydebank Avenue and North Aspan Avenue, facing south.



Photograph Number 2: View of northwest side of Site along North Clydebank Avenue, facing northeast.

© 2024 Group Delta



Photograph Number 3: View of northwest side of Site along North Clydebank Avenue, facing south.

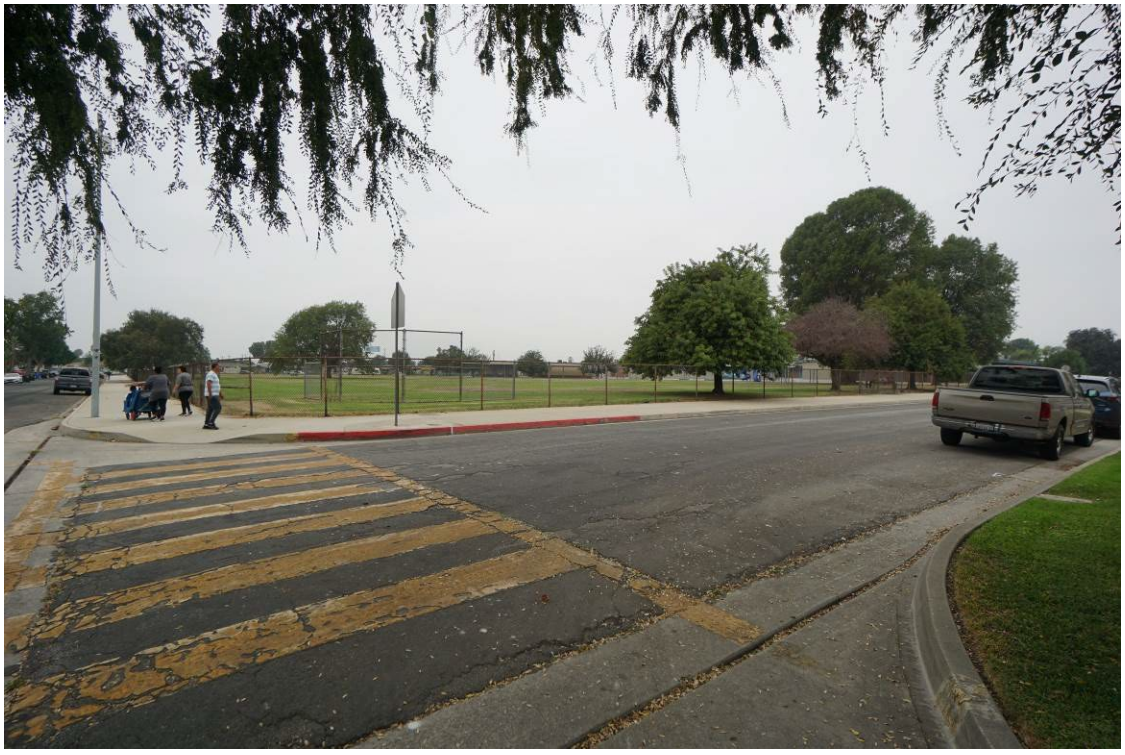


Photograph Number 4: View of south side of Site along East Tudor Street, facing north-northeast.

© 2024 Group Delta



Photograph Number 5: View of south side of Site along East Tudor Street, facing north.



Photograph Number 6: View of east side of Site along North Aspan Avenue, facing west.

© 2024 Group Delta



Photograph Number 7: View of school and vehicle parking lot on north side of Site, facing south.



Photograph Number 8: View of Site buildings, facing northeast.

© 2024 Group Delta



Photograph Number 9: View of Site buildings and schoolyard area, facing north.



Photograph Number 10: View of Site buildings and schoolyard area, facing west.

© 2024 Group Delta



Photograph Number 11: View of Site portable buildings and schoolyard area, facing southwest.



Photograph Number 12: View of incinerator along northwestern perimeter of Site, facing northwest.

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Photograph Number 13: View of vaulted transformer in service yard of the west side of Admin/ Cafeteria Building (Building A), facing east.

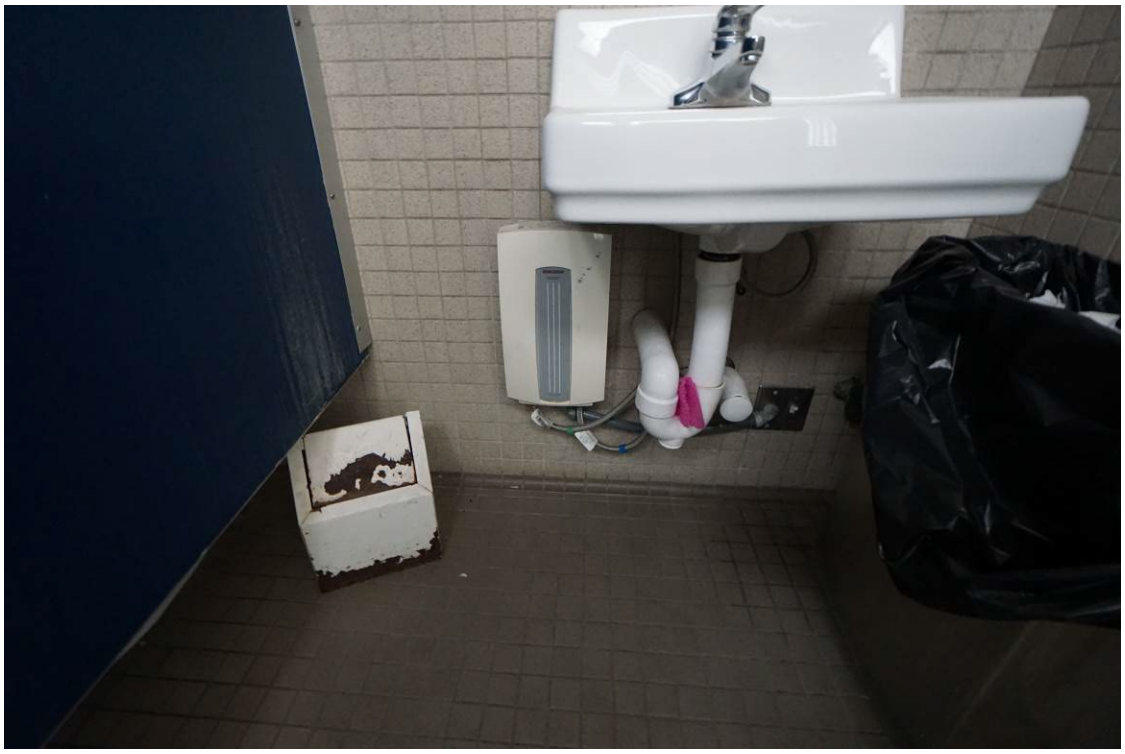


Photograph Number 14: View of playground and grass field, facing south.

© 2024 Group Delta



Photograph Number 15: View of playground, facing south.



Photograph Number 16: View of electric hot water heater within restroom.

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Photograph Number 17: View of Site building interior.



Photograph Number 18: View of Site building interior.

© 2024 Group Delta



Photograph Number 19: View of natural gas hot water heater within Site building.



Photograph Number 20: View of Site building interior.

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Photograph Number 21: View of Site building interior.



Photograph Number 22: View of Site building interior.

© 2024 Group Delta



Photograph Number 23: View of adjoining property to the northeast across North Aspan Avenue, facing north.



Photograph Number 24: View of adjoining property to the northeast across North Aspan Avenue, facing east.

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Photograph Number 25: View of adjoining property to the east across North Aspan Avenue, facing northeast.



Photograph Number 26: View of adjoining property to the south across East Tudor Street, facing southeast.

© 2024 Group Delta



Photograph Number 27: View of adjoining property to the northwest across North Clydebank Avenue, facing west.



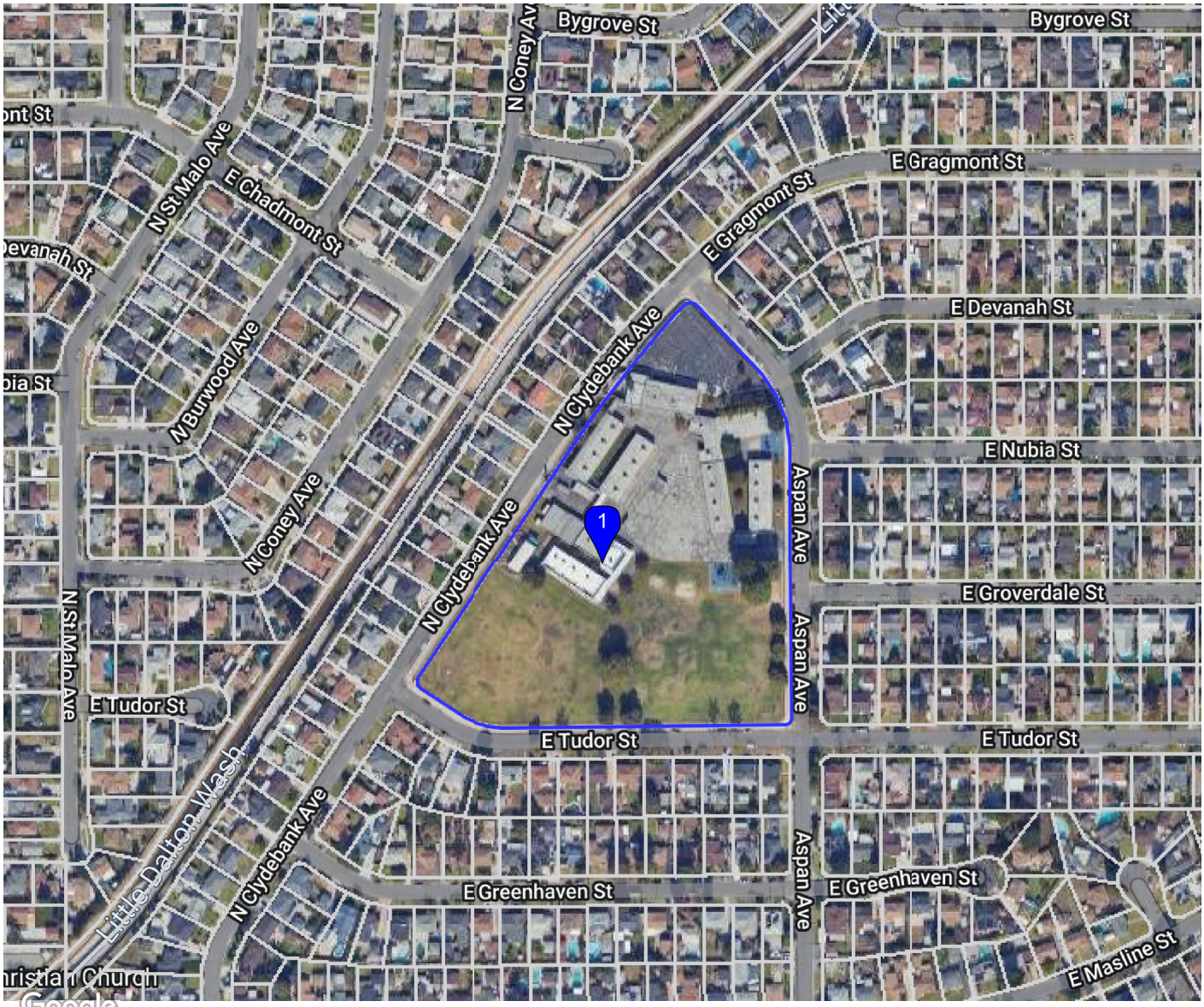
Photograph Number 28: View of adjoining property to the northwest across North Clydebank Avenue, facing north.

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Appendix B

Correspondence/Client-Provided Information/Other Pertinent Data

PARCELQUEST



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies 50 m

© 2015 ParcelQuest www.parcelquest.com (888) 217-8999

PARCELQUEST

LIST 1
DETAIL

1 Property Address: 5034 N CLYDEBANK AVE COVINA CA 91722-1115

Ownership

County:	**LOS ANGELES, CA**
Assessor:	**JEFFREY PRANG, ASSESSOR**
Parcel # (APN):	**8410-028-900**
Parcel Status:	
Owner Name:	**AZUSA UNIFIED SCHOOL DIST**
Mailing Address:	**5034 N CLYDEBANK AVE COVINA CA 91722**
Legal Description:	**BARCLAY AND HUNT'S SUB OF 150 ACS IN TH NW 1/4 OF SEC 10 T 1S R 10W LOT BD NE AND E BY ASPAN AVE S BY TUDOR ST AND NW BY CLYDEBANK AVE PART OF VAC STS AND PART OF LOTS 4,8,9 AND LOT 10**

Assessment

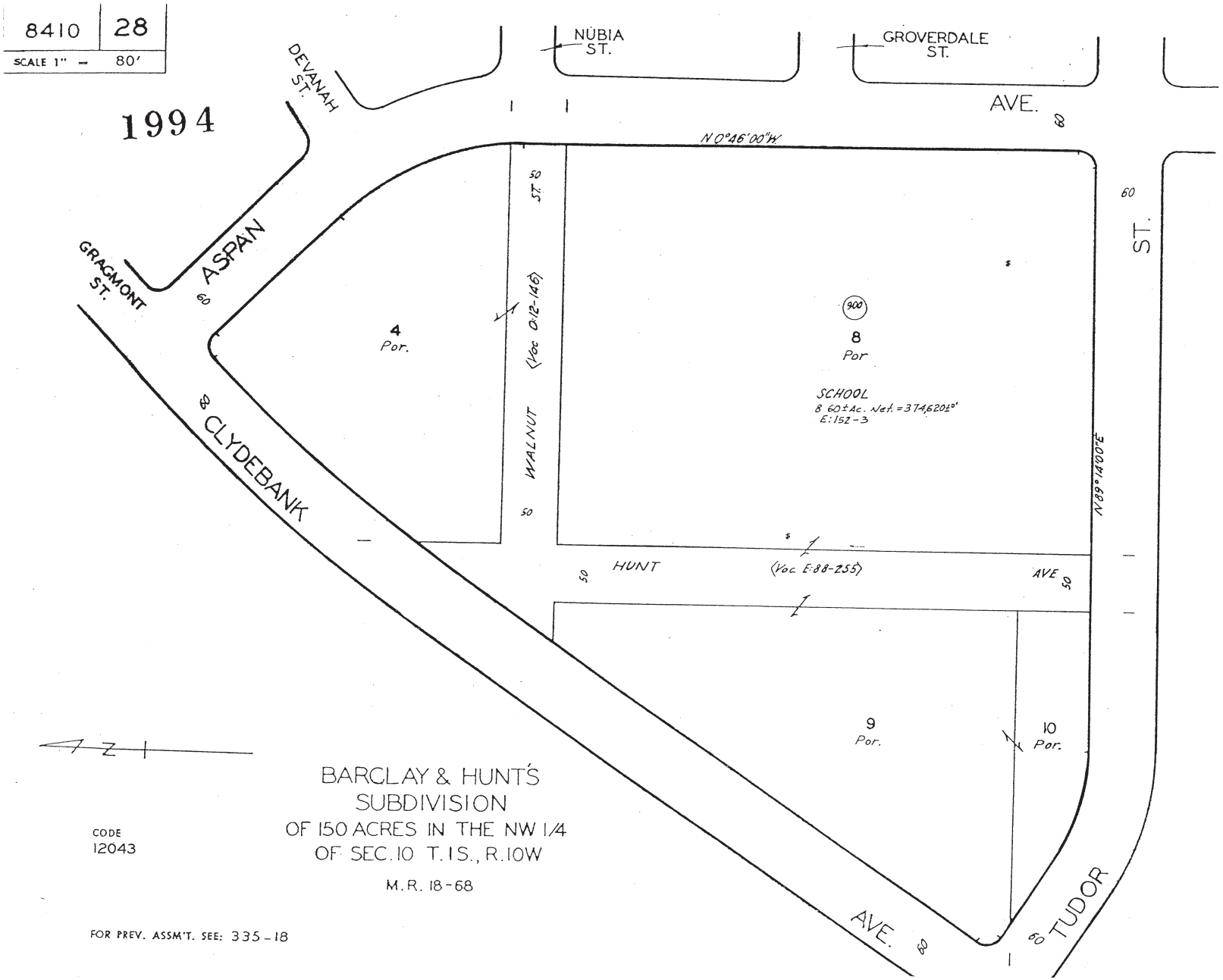
Total Value:	**$476,495**	Use Code:	**8833**	Use Type:	**SCHOOLS**
Land Value:	**$476,495**	Tax Rate Area:	**12043**	County Zoning Code:	**LCA16000***
Impr Value:		Year Assd:	**2024**	Census Tract:	**4058.00/3**
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	**0%**	Delinquent Yr:			
Exempt Amt:		HO Exempt:	**N**		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				
Document Number:				
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:	**8.555**	Spaces:		Site Influence:	
Lot SqFt:	**372,668**	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:					


8410 | 28
SCALE 1" = 80'
1994
670825
700114
940601
DEVANAH ST.
NUBIA ST.
GROVERDALE ST.
AVE.
N0°46'00"W
50
ST.
60
ST.
GRAGMONT ST.
ASPAN
60
4
Por.
(Voc 0-12-146)
WALNUT
50
900
8
Por
SCHOOL
8.60± Ac. Net. = 374620±
E:152-3
N89°14'00"E
80
CLYDEBANK
50
HUNT
(Voc E-88-255)
AVE
50
9
Por.
10
Por.
AVE.
80
60
TUDOR
BARCLAY & HUNT'S
SUBDIVISION
OF 150 ACRES IN THE NW 1/4
OF SEC. 10 T. 1S., R. 10W
M.R. 18-68
CODE
12043
FOR PREV. ASSM'T. SEE: 335-18
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

First American Title™

First American Title Company

1250 Corona Pointe Court, Suite 200
Corona, CA 92879

Sarah Polito
Fagen Friedman & Fulfrost LLP
1525 Faraday Avenue, Suite 300
Carlsbad, CA 92008

Customer Reference:

Order Number:	OSA-6872406 (RA)
Title Officer:	Ryan Achterberg
Phone:	(949)299-4950
Fax No.:	(714)824-5946
E-Mail:	rachterberg@firstam.com
Buyer:	
Property:	5034 North Clydebank Avenue Covina, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based

upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of November 21, 2024 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Owner Policy - 2006

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Azusa Unified School District

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Intentionally Deleted

2. General and special taxes and assessments for the fiscal year 2024-2025 are exempt.

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

4. Intentionally Deleted

5. Rights of parties in possession.

6. Water rights, claims or title to water, whether or not shown by the public records.

7. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

Prior to the issuance of any policy of title insurance, the Company will require:

8. With respect to Azusa Unified School District, we will require copies of the articles of organization, bylaws, and other governing documents and any amendments thereto. Other requirements will be made following a review of such documents.

9. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Covina, County of Los Angeles, State of California, described as follows:

THOSE PORTIONS OF LOTS 4, 8, 9 AND 10 OF THE BARCLAY AND HUNT'S SUBDIVISIONS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 18 PAGE 68 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, AND PORTIONS OF WALNUT AVENUE, VACATED, AND HUNT AVENUE, VACATED, DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 88 OF TRACT 19889, AS SHOWN ON MAP RECORDED IN BOOK 508, PAGE 1 TO 3 INCLUSIVE OF MAPS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, WITH THE CENTER LINE OF DEVANAH STREET, AS SAID CENTER LINE IS DESIGNATED ON THE MAP OF SAID TRACT 19889; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTER LINE, SOUTH 55º 35′ 27″ WEST 184.10 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 238.02 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS NORTH 55º 35′ 27" EAST, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG SAID CURVE 142.32 FEET; THENCE TANGENT TO SAID CURVE SOUTH 0º 09′ 05" EAST 500.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST TANGENT TO SAID LAST MENTIONED COURSE, AND HAVING A RADIUS OF 15 FEET; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE 23.40 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 89° 14′ 00" WEST 521.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 170 FEET; THENCE WESTERLY ALONG SAID LAST MENTLOGED CURVE 102.49 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 56º 13′ 27" WEST 83.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 15 FEET; THENCE NORTHERLY ALONG SAID LAST MENTIONED CURVE, 23.56 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE NORTH 33º 46′ 33" EAST 539.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 1795 FEET; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CURVE 329.39 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 15 FEET, A RADIAL OF SAID COMPOUND CURVE TO THE BEGINNING THEREOF BEARS NORTH 45º 42′ 37" WEST, THENCE EASTERLY ALONG SAID COMPOUND CURVE 23.94 FEET; THENCE TANGENT TO SAID COMPOUND CURVE SOUTH 44º 15' 42" EAST 155.80 FEET TO THE NORTHWESTERLY CONTINUATION OF THAT CERTAIN CURVE HEREINABOVE DESCRIBED AS BEING CONCAVE TO THE SOUTH-WEST AND HAVING A RADIUS OF 238.02 FEET; THENCE SOUTHEASTERLY ALONG SAID CERTAIN CURVE 40.95 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OF THE OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR RECOVERABLE FROM THE PROPERTY HEREBY CONVEYED, BELOW A DEPTH OF 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY, TO EXPLORE FOR, DEVELOP, AND REMOVE THE SAME, BY MEANS OF WELLS AND EQUIPMENT HAVING SURFACE LOCATIONS OUTSIDE THE OUTER BOUNDARIES OF SAID PROPERTIES AND ENTERING SAID PROPERTY BELOW 500 FEET FROM THE PRESENT NATURAL LEVEL OF THE SURFACE OF SAID PROPERTY, TOGETHER WITH RIGHTS OF WAY, EASEMENTS AND SERVITUDES IN AND THROUGH THE SUB-SURFACE OF SAID LAND FOR BORING WELL HOLES IN AND THROUGH THE SUB-SURFACE OF SAID LAND, AS GRANTED TO SEE-BAR DEVELOPMENT CO., A PARTNERSHIP, BY DEED RECORDED AUGUST 24, 1954, IN BOOK 45400 PAGE 106, OFFICIAL RECORDS.

APN: 8410-028-900

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$5,000

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;

(iii) the subdivision of land; or
(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

(i) the occupancy, use, or enjoyment of the Land;
(ii) the character, dimensions, or location of any improvement erected on the Land;
(iii) the subdivision of land; or
(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
(a) created, suffered, assumed, or agreed to by the Insured Claimant;
(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
(a) a fraudulent conveyance or fraudulent transfer, or
(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

(i) the occupancy, use, or enjoyment of the Land;
(ii) the character, dimensions, or location of any improvement erected on the Land;
(iii) the subdivision of land; or
(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d),

14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-21, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

PROPERTY ADDRESS:	5034 NORTH CLYDEBANK AVENUE
PROPERTY CITY, STATE ZIP:	COVINA, CALIFORNIA 91722

1. Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

☐ YES ☒ NO

Preliminary Title Report does not show Environmental Liens.

2. Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? (Please provide copy of title records, if available.)

☐ YES ☒ NO

Preliminary Title Report does not show restricted use areas.

3. Do you have any specialized knowledge or experience that is material to recognized environmental conditions related to the property or nearby properties?

☒ YES ☐ NO

The report '2021 Asbestos Hazard Emergency Response Act (AHERA) 3-Year Re-Inspection Report' has been provided and lists Asbestos Containing Material.

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

☐ YES ☒ NO

We have entered into a Purchase and Sale Agreement for Fair Market Value.

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? (Please provide copies of environmental site assessment reports, environmental compliance audit reports, environmental permits, hazardous waste generator notices or reports, Material Safety Data Sheets [MSDS], hydrogeological reports, geotechnical studies, and building plans, if available.)

☒ YES ☐ NO

Reference: 2021 Asbestos Hazard Emergency Response Act (AHERA) 3-Year Re-Inspection Report, a HazMat study is pending to further quantify areas for ACM & LBP.

a. Do you know the past uses of the property? If so, please list below.

☒ YES ☐ NO

Alice Ellington Elementary School, grades K – 8.

b. Do you know of specific chemicals that are present or once were present at the property?

☒ YES ☐ NO

It is assumed the SCE Transformer onsite contains PCB's, will be removed by SCE via a future Idle Facilities Work Order.

c. Do you know of spills or other chemical releases that have taken place at the property?

☐ YES ☒ NO

No per Brian Allen, Azusa AUSD, 11/02/2024.

d. Do you know of any environmental cleanups that have taken place at the property?

☐ YES ☒ NO

School was closed 2 years ago and site has not been disturbed.

e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

☐ YES ☒ NO

No per Brian Allen, Azusa AUSD, 11/02/2024.

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

☒ YES ☐ NO

2021 AHERA Report lists Asbestos Containing Material, Lead Based Paint is suspected and will be tested for during HazMat survey. It is suspected the SCE Transformer contains PCBs.

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

☒ YES ☐ NO

As-Built Plans indicated septic tanks were used during original construction.

h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

☐ YES ☒ NO

No per Brian Allen, Azusa AUSD, 11/02/2024.

6. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

☐ YES ☒ NO

No per Brian Allen, Azusa AUSD, 11/02/2024.

PROPERTY INFORMATION

Current property owner

Azusa Unified School District

Current property use

Alice Ellington Elementary School, has since been closed.

Property/lot size

8.55 Acres.

Number of buildings, age of buildings, total square footage of buildings on site

9 Permanent Buildings, 3 Portable Buildings, reportedly built from 1958 through 2006.

Sewage disposal system/septic system on site

Septic Tanks shown in original Drawings, Sewer Laterals later connected to County sewer system.

Potable water supply

Azusa Light & Water.

Means of heating and cooling for structures on site

Gas and Electric.

Oil or water wells on site

None reported.

Any discharge of wastewater onto property or adjacent property

Prior Leach Fields, reportedly diverted and connected to Public Sewer system.

Signature of User/Person Interviewed: _____

Name of User/Person Interviewed: John Fitzpatrick sent to Brian Allen for input

Title/Relationship to Property: Brian Allen is the Director of Maintenance, Operations & Transportation•Azusa Unified School District

Phone Number/Email: (626) 732-4345 / Brian Allen <ballen@azusa.org>

Date: December 03, 2024 email Response from Brian Allen

Contact for additional information:

Name: John Fitzpatrick

Relationship to Property: SVP, RC Homes, Inc. / Client

Phone Number/Email: (661) 621-1037 / John Fitzpatrick <jfitzpatrick@rchomesinc.com>

EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

Industrial Hygiene • Air Quality • Lead & Asbestos • Training • Health & Safety

2021 ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) 3-YEAR RE-INSPECTION REPORT

Conducted at:

ALICE ELLINGTON ELEMENTARY SCHOOL
5034 NORTH CLYDEBANK AVENUE
COVINA, CALIFORNIA 91722

Prepared for:

MR. JEFFREY ALLEN
DIRECTOR OF MAINTENANCE, OPERATIONS, AND TRANSPORTATION
AZUSA UNIFIED SCHOOL DISTRICT
546 SOUTH CITRUS AVENUE
AZUSA, CALIFORNIA 91702

Prepared by:

EXECUTIVE ENVIRONMENTAL
310 EAST FOOTHILL BOULEVARD, SUITE 200
ARCADIA, CALIFORNIA 91006

Project Number EE 21-00116-0057
June 10, 2021

Report assembled by:

Yesenia G. Galeana
Technical Report Writer
Executive Environmental

Report generated/reviewed by:

Tim Galeana, CLP # 3732
Senior Project Manager
Executive Environmental

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY

II. SURVEY RESULTS REPORT

III. SITE MAP

IV. INSPECTOR'S CERTIFICATIONS

V. DISCLAIMER/REPORT LIMITATIONS

I. EXECUTIVE SUMMARY

I. Executive Summary

In May 2021, an Executive Environmental (EE) Certified Asbestos Consultant (CAC), performed a re-inspection for asbestos-containing building materials (ACBMs) at Alice Ellington Elementary School, located at 5034 North Clydebank Avenue, Covina, California. The purpose of the re-inspection was to comply with the U.S. Environmental Protection Agency (EPA) 40 CFR 763 Asbestos Hazard Emergency Response Act (AHERA) three-year re-inspection requirement.

Prior to the re-inspection, previous inspection reports, if available, were reviewed in order to determine which building materials had been previously tested and found to contain asbestos, which materials were determined not to be asbestos-containing, and whether any suspect materials had not been tested for asbestos.

After the review of the previous building inspections, a complete visual walk-through inspection was conducted. The site investigation was conducted to ensure that all asbestos-containing materials at this site were intact.

The inspection revealed that conditions at Alice Ellington Elementary School have changed since the last inspection in 2018. Additional materials throughout various buildings have been added to the report.

Newly installed and assumed materials should be considered asbestos-containing materials until the absence or presence of asbestos is determined by laboratory analysis. All building materials throughout the District should be tested prior to any planned renovations or demolition activities to verify the presence or absence of asbestos.

Below is a list of the suspect ACBMs that are present at the site:

Cafeteria Building

- 9'x9' Floor tile and mastic
- 12"x12" Ceiling/wall tiles and mastic
- 12"x12" Floor tile and mastic
- Basecove adhesive
- Carpet glue
- Drywall with joint compound
- Fire-rated doors
- Plaster

Kindergarten Building (Rooms 1-2)

- 2'x4' Ceiling panels
- 12"x12" Floor tile and mastic
- Basecove adhesive
- Carpet glue
- Drywall with joint compound
- Plaster
- Fire-rated doors

Classroom Building (Rooms 3-6)

- 2'x4' Ceiling panels
- 12"x12" Floor tile and mastic
- Basecove adhesive
- Carpet glue
- Drywall with joint compound

Classrooms (Rooms 7-9)/Administration Building

- 2'x4' Ceiling panels
- 12"x12" Floor tile and mastic
- Basecove adhesive
- Carpet glue
- Drywall with joint compound
- Fire-rated door

Classroom Building (Rooms 10-13)

- 2'x4' Ceiling panels
- 12"x12" Floor tile and mastic
- Basecove adhesive
- Carpet glue
- Drywall with joint compound

Classroom Building (Rooms 14-17)

- 2'x4' Ceiling panels
- 12"x12" Floor tile and mastic
- Basecove with adhesive
- Carpet glue
- Drywall with joint compound

Restroom Buildings (2 Buildings)

- Plaster
- Fire-rated doors

Portables/Modular Building: Library/Media Center, Restroom, Rooms 18-23 and Multipurpose Rooms

- All interior building materials are assumed to be asbestos-containing

The remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the re-inspection. To ensure the material's integrity and continued good condition, it is recommended that friable materials be placed on the school's Operations and Maintenance (O&M) Program. Surveillance at six-month intervals is also recommended for all materials. Material descriptions and locations can be found in Section II (Survey Results Report), along with additional information for each material.

If you have any questions, or if EE can be of further assistance, please contact our main office at (626) 441-7050.

II. SURVEY RESULTS REPORT

ALICE ELLINGTON ELEMENTARY SCHOOL
2021 AHERA 3-Year Re-Inspection

Building	Location	Material	Approx. Qty.	Type[A]	Friable	Condition[B]	Response Action[C]	Notes
Cafeteria Building	Throughout, except Restrooms and Utility rooms, Room 106, Kitchen	12"x12" Ceiling/wall tiles and mastic (Random hole)	4,200 SF	Misc.	Yes	G	O&M	Assumed
Cafeteria Building	Throughout	Plaster	5,800 SF	Surf.	No	G	PS	Assumed
Cafeteria Building	Throughout, except Restrooms and Utility rooms	Baseboard adhesive	680 LF	Misc.	No	G	PS	Assumed
Cafeteria Building	Throughout, except Restrooms and Utility rooms	12"x12" Floor tile and mastic	4,600 SF	Misc.	No	G	PS	Assumed Parts under carpet in storage room/room 54
Cafeteria Building	Room 106 (Storage room/Room S4)	Carpet glue	600 SF	Misc.	No	G	PS	Assumed
Cafeteria Building	Stage storage	Fire-rated double door	2 Total	Misc.	No	G	PS	Assumed
Cafeteria Building	Stage storage	9'x9' Floor tile and mastic	80 SF	Misc.	No	G	PS	Assumed
Cafeteria Building	Stage storage ceiling, compressor room (107) ceiling, heater/storage room ceiling	Drywall with joint compound	220 SF	Misc.	Yes	G	O&M	Assumed

[A] Misc. = Miscellaneous; Surf. = Surfacing; TSI = Thermal System Insulation
[B] G = Good; D = Damaged; SD = Severely Damaged
[C] PS = Periodic Surveillance; O&M = Operations & Maintenance Program; R = Removal

ALICE ELLINGTON ELEMENTARY SCHOOL
2021 AHERA 3-Year Re-Inspection

Building	Location	Material	Approx. Qty.	Type[A]	Friable	Condition[B]	Response[C] Action	Notes
Kindergarten Building	Rooms 1, 2, and Workroom	2'x4' Ceiling panels (suspended)	2,200 SF	Misc.	Yes	G	O&M	Assumed
Kindergarten Building	Rooms 1, 2, and Workroom	Drywall with joint compound	2,400 SF	Misc.	Yes	G	O&M	Assumed
Kindergarten Building	Rooms 1, 2, and Workroom	Baseboard adhesive	240 LF	Misc.	No	G	PS	Assumed
Kindergarten Building	Rooms 1 and 2	Carpet glue	1,600 SF	Misc.	No	G	PS	Assumed
Kindergarten Building	Rooms 1, 2, and Workroom	12"x12" Floor tile and mastic	600 SF	Misc.	No	G	PS	Assumed
Kindergarten Building	Storage and Electrical room	Plaster	200 SF	Surf.	Yes	G	PS	Assumed
Kindergarten Building	Storage and Electrical room	Fire-rated doors	2 Total	Misc.	No	G	PS	Assumed
Classroom Building (Rooms 3–6)	Rooms 3 through 6	2'x4' Ceiling panels (suspended)	3,200 SF	Misc.	Yes	G	O&M	Assumed
Classroom Building (Rooms 3–6)	Rooms 3 through 6	Drywall with joint compound	3,200 SF	Misc.	Yes	G	O&M	Assumed
Classroom Building (Rooms 3–6)	Rooms 3 through 6	Baseboard adhesive	480 LF	Misc.	No	G	PS	Assumed
Classroom Building (Rooms 3–6)	Rooms 3 through 6	Carpet glue	2,400 SF	Misc.	No	G	PS	Assumed
Classroom Building (Rooms 3–6)	Rooms 3 through 6	12"x12" Floor tile and mastic	800 SF	Misc.	No	G	PS	Assumed

ALICE ELLINGTON ELEMENTARY SCHOOL
2021 AHERA 3-Year Re-Inspection

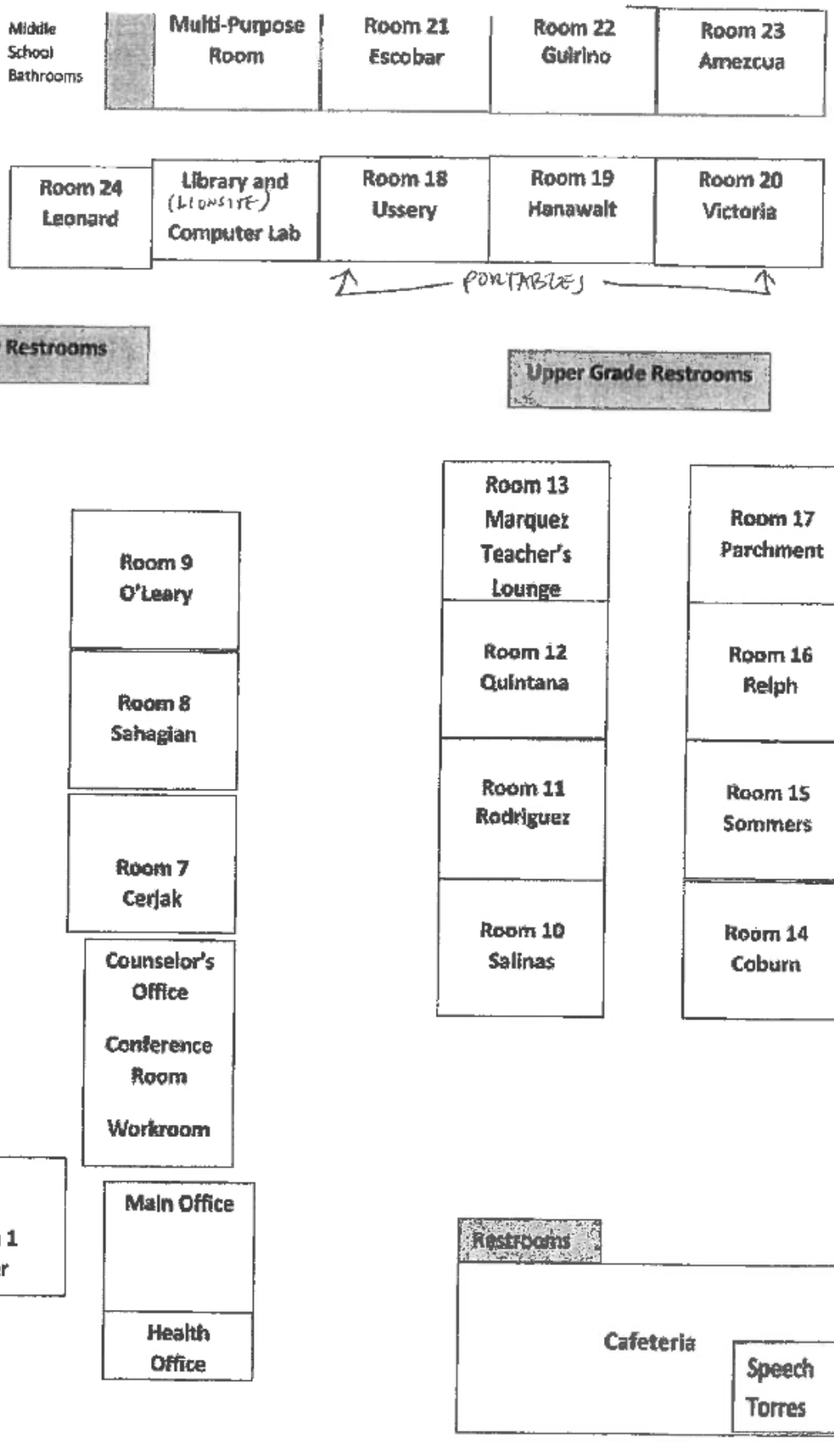
Building	Location	Material	Approx. Qty.	Type[A]	Friable	Condition[B]	Response[C] Action	Notes
Classroom (Rooms 7-9)/Administration Building	Rooms 7 through 9, Administration throughout except Restrooms and Utility room	2'x4' Ceiling panels (suspended)	4,200 SF	Misc.	Yes	G	O&M	Assumed
Classroom (Rooms 7-9)/Administration Building	Throughout	Drywall with joint compound	5,600 SF	Misc.	Yes	G	O&M	Assumed
Classroom (Rooms 7-9)/Administration Building	Throughout, except Restrooms and Utility rooms	Baseboard adhesive	928 LF	Misc.	No	G	PS	Assumed
Classroom (Rooms 7-9)/Administration Building	Throughout, except Restrooms and Utility rooms	Carpet glue	2,200 SF	Misc.	No	G	PS	Assumed
Classroom (Rooms 7-9)/Administration Building	Health Office, Electrical Room, Workroom, Counseling Room and Rooms 7 thru 9	12"x12" Floor tile and mastic	1,275 SF	Misc.	No	G	PS	Assumed
Classroom (Rooms 7-9)/Administration Building	Resource Room	Fire-rated door	1 Total	Misc.	No	G	PS	Assumed
Classroom Building (Rooms 10-13)	Rooms 10 through 13	2'x4' Ceiling panels (suspended)	3,200 SF	Misc.	Yes	G	O&M	Assumed
Classroom Building (Rooms 10-13)	Rooms 10 through 13	Drywall with joint compound	3,200 SF	Misc.	Yes	G	O&M	Assumed
Classroom Building (Rooms 10-13)	Rooms 10 through 13	Baseboard adhesive	480 LF	Misc.	No	G	PS	Assumed
Classroom Building (Rooms 10-13)	Rooms 10 through 13	Carpet glue	2,400 SF	Misc.	No	G	PS	Assumed

ALICE ELLINGTON ELEMENTARY SCHOOL
2021 AHERA 3-Year Re-Inspection

Building	Location	Material	Approx. Qty.	Type[A]	Friable	Condition[B]	Response[C] Action	Notes
Classroom Building (Rooms 10-13)	Rooms 10 through 13	12"x12" Floor tile and mastic	800 SF	Misc.	No	G	PS	Assumed
Classroom Building (Rooms 14-17)	Rooms 14 through 17	2'x4' Ceiling panels (suspended)	3,200 SF	Misc.	Yes	G	O&M	Assumed
Classroom Building (Rooms 14-17)	Rooms 14 through 17	Drywall with joint compound	3,200 SF	Misc.	Yes	G	O&M	Assumed
Classroom Building (Rooms 14-17)	Rooms 14 through 17	Baseboard adhesive	480 LF	Misc.	No	G	PS	Assumed
Classroom Building (Rooms 14-17)	Rooms 14 through 17	Carpet glue	2,400 SF	Misc.	No	G	PS	Assumed
Classroom Building (Rooms 14-17)	Rooms 14 through 17	12"x12" Floor tile and mastic	800 SF	Misc.	No	G	PS	Assumed
Restroom Buildings (2 Buildings)	Throughout	Plaster walls and ceilings	4,000 SF	Surf.	No	G	PS	
Restroom Buildings (2 Buildings)	Custodian room and Storage room	Fire-rated doors	4 Total	Misc.	No	G	PS	
Portables/Modular Buildings	Library/Media Center, Rooms 18 (Speech/RSP), 19, 20, 21, 22, 23 and Multipurpose Room	All interior building materials	All	Misc.	---	G	PS	All interior building materials assumed to be asbestos-containing

III. SITE MAP

Ellington School K-8 2017-18



IV. INSPECTOR'S CERTIFICATIONS

Certificate Of Completion

Asbestos Building Inspector Refresher Course

DOSH #:CA-015-06

Timothy D. Galeana

ABIR012021001N25972

Paul Semper
Principal Instructor

Michael W. Horner
Training Director

1/20/2021	1/20/2021	1/20/2021	1/20/2022
Course Start Date	Course End Date	Exam Date	Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California

NATEC International, Inc.
National Association of Training and Environmental Consulting
1100 Technology Circle- Suite A, Anaheim, CA 92805 • www.natecintl.com • 800-969-3228

Important Industry Contacts

CAL-OSHA: Info (916) 574-2003
(510) 486 0572 for verification
Web: www.dir.ca.gov or Cal-OSHA.com

OSHA/CLPPP: Info (510) 620-3600
Web: www.cdph.ca.gov/programs/clppp

SCAQMD: Info (800) 288-7239
Fax#(909) 396-3342

BAAQMD: Fax (415) 749-4762

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(714) 978-2560, (800) 969-3228, Fax (714) 978-2951
www.natecintl.com

NATEC International, Inc.
National Association of Training and Environmental Consulting
Timothy D. Galeana
Asbestos Bldg Inspector Refresher Course
Expiration: 1/20/2022
1/20/2021
ABIR012021001N25972
Michael W. Horner

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Timothy D Galeana
Name



Certification No. 05-2470

Expires on 7/10/21

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

V. DISCLAIMER/REPORT LIMITATIONS

V. DISCLAIMER/REPORT LIMITATIONS

All reports and recommendations are based on conditions and practices observed and information made available to Executive Environmental (EE) by the client and the designated sites/facilities on the days the inspection was completed. This report does not purport to set forth all hazards, nor to indicate that other hazards do not exist. No responsibility is assumed by EE for the control or correction of conditions or practices existing at the facilities, or at any other premises surveyed by EE, for and on the behalf of the client. Services provided by EE shall be governed by the standard of practice for professional services measured at the time those services are rendered.

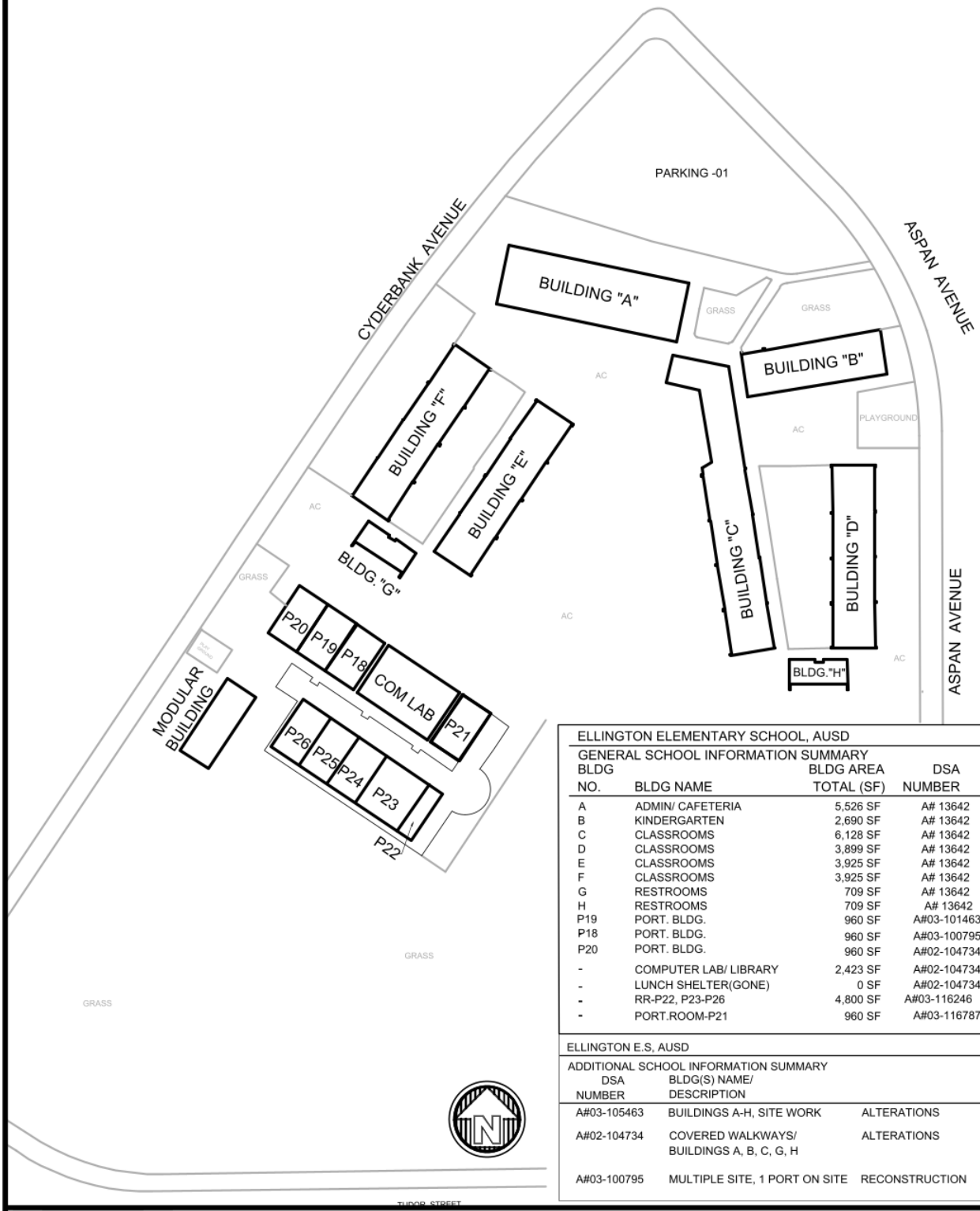
All information contained in this report is proprietary and limited to the scope of services, parameters of the analytical methods used and the conditions present at the time of this inspection. Any references to quantities are considered estimates and are not to be construed as actual.

DIAGRAM OF BUILDING AREAS

■ EXISTING (1-A)
□ BASIC PLANS (2-A)
□ FINAL PLANS (3-A)

SCHOOL DISTRICT: **AZUSA USD** PROJECT NO.: **19-1190**

SCHOOL: **ELLINGTON K-8** ADDRESS: **5034 N. CLYDEBANK AVENUE, COVINA**



ELLINGTON ELEMENTARY SCHOOL, AUSD

GENERAL SCHOOL INFORMATION SUMMARY

BLDG NO.	BLDG NAME	BLDG AREA TOTAL (SF)	DSA NUMBER	DATE / YR BUILT	CLSD./ CERT.
A	ADMIN/ CAFETERIA	5,526 SF	A# 13642	N/A	N/A
B	KINDERGARTEN	2,690 SF	A# 13642	N/A	N/A
C	CLASSROOMS	6,128 SF	A# 13642	N/A	N/A
D	CLASSROOMS	3,899 SF	A# 13642	N/A	N/A
E	CLASSROOMS	3,925 SF	A# 13642	N/A	N/A
F	CLASSROOMS	3,925 SF	A# 13642	N/A	N/A
G	RESTROOMS	709 SF	A# 13642	N/A	N/A
H	RESTROOMS	709 SF	A# 13642	N/A	N/A
P19	PORT. BLDG.	960 SF	A#03-101463	2005	Y/Y
P18	PORT. BLDG.	960 SF	A#03-100795	2006	Y/Y
P20	PORT. BLDG.	960 SF	A#02-104734	2012	Y/Y
-	COMPUTER LAB/ LIBRARY	2,423 SF	A#02-104734	2012	Y/Y
-	LUNCH SHELTER(GONE)	0 SF	A#02-104734	2012	Y/Y
-	RR-P22, P23-P26	4,800 SF	A#03-116246	2015	Y/Y
-	PORT.ROOM-P21	960 SF	A#03-116787	2016	Y/Y

ELLINGTON E.S, AUSD

ADDITIONAL SCHOOL INFORMATION SUMMARY

DSA NUMBER	BLDG(S) NAME/ DESCRIPTION		DATE / YR BUILT	CLSD/ CERT.
A#03-105463	BUILDINGS A-H, SITE WORK	ALTERATIONS	2005	Y/Y
A#02-104734	COVERED WALKWAYS/ BUILDINGS A, B, C, G, H	ALTERATIONS	2012	Y/Y
A#03-100795	MULTIPLE SITE, 1 PORT ON SITE	RECONSTRUCTION	2006	Y/Y

Above is in compliance with Article 2022, Sub Chapter 8 Title 5 Calif. Admin. Code.

DATE DECEMBER 31, 2020

SHEET 5 OF 18 SHEETS

BY: ARCHITECTS MSP

MSP ARCHITECTS
McDonald, Soutar & Paz, Inc.
3575 Long Beach Blvd.
Long Beach, California 90807
562/427-5007 Fax 562/427-3007

California School Directory

Alice M. Ellington Elementary

New Search

County	Los Angeles
District	Azusa Unified
School	Alice M. Ellington Elementary
CDS Code	19 64279 6011217
School Address	5034 North Clydebank Covina, CA 91722-1115 Google Map Link opens new browser tab
Mailing Address	PO Box 500 Azusa, CA 91702-0500
Phone Number	Information Not Available
Fax Number	Information Not Available
Email	Information Not Available
Web Address	Information Not Available
Administrator	Dr. Anna Kwak Principal (626) 858-6800 akwak@azusa.org
Status	Closed
Open Date	July 1, 1980
Closed Date	June 9, 2023
School Type	Elementary Schools (Public)
Educational Program Type	Traditional
Low Grade	K
High Grade	8
Public School	Yes
Charter	No
Magnet	No
Year Round	No
Virtual Instruction	Not Virtual
Multilingual Instruction	No
NCES/Federal School ID	00271
Last Updated	March 25, 2024

Directory Disclaimer

The California School Directory and related public school and district data files (collectively referred to as the 'Directory'), contain information about California schools, districts, and school/district administrators that is voluntarily self-reported by local education agencies (LEAs)* to the California Department of Education (CDE) as a public convenience. Because the information is voluntarily self-reported, the Directory does not contain information for every LEA or school and the information that is in the Directory may be outdated or have errors, omissions, typos and other inaccuracies. Therefore, information, or the absence of information, in the Directory should not be relied upon for any purpose and should be used only to contact the LEA or school. The CDE makes no representation or warranty, express or implied, with respect to Directory information.

* Private school data are self-reported by private school owners/heads.

Appendix C

Envirosite Report (Government Records Report, Historical Aerial Photo Report, HIG Historical Map Collection FIM+ Maps & HIG City Directory Abstract)

Government Records Report | 2024

With Platinum Review

Order Number: 102230

Report Generated: 10/08/2024

Project Name: School Property

Project Number: EN8469

School Property
5034 N Clydebank Ave
Covina, CA 91722

with Envirosite Atlas

Contact us at:
(866) 211-2028
envirositecorp.com

Table of Contents

2024

Section	Page
Executive Summary	1
Executive Summary by Distance	2
Executive Summary by Database	4
Property Proximity Map	21
Area Map	22
Map Findings Summary	23
Map Findings	35
Unmappable Summary	534
Environmental Records Searched	535
Geological Landscape Section	574
Geological Landscape Section Soil Map	577
Geological Landscape Section Summary	578
Geological Findings Map	581
Geological Landscape Section Map Findings	582
Geological Landscape Section Map Findings Radon	633
Geological Landscape Records Searched	634

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Envirosite Corporation has conducted a search of all reasonably ascertainable records in accordance with EPA's AAI (40 CFR Part 312) requirements and the ASTM E-1527-21 Environmental Site Assessments standard.

SUBJECT PROPERTY INFORMATION:

ADDRESS:

School Property
5034 N Clydebank Ave
Covina, CA 91722

COORDINATES:

Latitude (North):	34.102710 - 34°6'9.8"
Longitude (West):	-117.920681 - -117°55'14.5"
Universal Transverse Mercator:	Zone 11N
UTM X (Meters):	415078.19
UTM Y (Meters):	3773926.95
State Plane Coordinates:	0405 - California Zone 5 (US Survey Feet)
X Coordinate (Feet):	6585678.827 E
Y Coordinate (Feet):	1859769.887 N

ELEVATION:

Elevation:	471 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH SUBJECT PROPERTY:

Subject Property Map: 34117-A8 Baldwin Park, CA
Most Recent Revision: 2018

MAP ID	SITE NAME	ADDRESS	DATABASE(S)	RELATIVE ELEVATION	DIRECTION / DISTANCE
A1	SAN GABRIEL VALLEY (AREA 2)	34.092828, -117.936405	CDC HAZDAT		SP
A2	1X ELLINGTON ELEMENTARY SCHOOL...	5034 N CLYDEBANK	DAYCARE, DAYCARE - CA, EJ SCHOOLS, HAZNE...		SP
3	NADIA IBANEZ	16604 E TUDOR ST	HAZNET - CA, HWG - CA	Lower	WSW / 0.018 mi., 93 ft.
4	KAREN VOLLNER C O JOHN MOOTZ	4953 CLYDEBANK	HAZNET - CA, HWG - CA	Lower	W / 0.020 mi., 109 ft.
5	JUETTE DEAS	16709 EAST GROVERDALE STR...	HAZNET - CA, HWG - CA	Higher	E / 0.025 mi., 133 ft.
6	ANGELA GARCIA	16710 E DEVANAH ST	HAZNET - CA, HWG - CA	Higher	NE / 0.032 mi., 172 ft.
B7	MEDINA, THEODORE | KATHERINE PRIDDLE	16714 E. TUDOR STREET	ECHO, FRS, HAZNET - CA, HWG - CA, MANIFES...	Higher	SE / 0.044 mi., 233 ft.
B8	EDGAR MILAN	16720 E. TUDOR STREET	HAZNET - CA, HWG - CA	Higher	ESE / 0.053 mi., 278 ft.
C9	FEDELE & ELEANOR MURACA	5088 N CONEY AVE	HAZNET - CA, HWG - CA	Higher	NNW / 0.069 mi., 364 ft.
B10	CESAR MEJIA	16732 E TUDOR ST	HAZNET - CA, HWG - CA	Higher	ESE / 0.074 mi., 392 ft.
B11	CHERICE CARTER	16733 E GREENHAVEN ST	HAZNET - CA, HWG - CA	Higher	ESE / 0.081 mi., 426 ft.
D12	LARRY PLUMMER	16678 BYGROVE ST	ECHO, FRS, HAZNET - CA, HWG - CA, MANIFES...	Higher	N / 0.084 mi., 445 ft.
E13	MICHAEL LA TEER	5021 N CONEY AVE	HAZNET - CA, HWG - CA	Lower	WNW / 0.085 mi., 448...
C14	CONEY AVE. MERCURY	5077 NORTH CONEY AVE	CERCLIS-HIST, FRS, HIST CHMIRS - CA, SEMS_...	Higher	NW / 0.090 mi., 474 ft.
E15	DAVID DUNHAM	5032 N. BURWOOD AVE.	HAZNET - CA, HWG - CA	Lower	WNW / 0.106 mi., 562...
D16	ESTABAN LUJAN	5126 N CLYDEBANK AVE	HAZNET - CA, HWG - CA	Higher	NNE / 0.129 mi., 681 ft.
E17	URBAN GRAFFITI ENETERPRISES	5051 BURWOOD AVE	HAZNET - CA, HWG - CA	Lower	WNW / 0.131 mi., 692...
18	RON AND JULIE EUBANKS	4914 N ROXBURGH AVE	HAZNET - CA, HWG - CA	Higher	ESE / 0.134 mi., 707 ft.
19	RANDALL GUST	5135 N. BURWOOD AVE.	HAZNET - CA, HWG - CA	Higher	NW / 0.151 mi., 795 ft.
E20	CARLOS HAWTHORNE	5030 N MALO ST	HAZNET - CA, HWG - CA	Lower	WNW / 0.154 mi., 812...
D21	T-MOBILE WEST, LLC IE25384B	16734 E ARROW HWY	CALEPA SITES - CA	Higher	NNE / 0.155 mi., 817 ft.
22	SPENCER WAIN RIGHT	16520 E MASLINE ST	HAZNET - CA, HWG - CA	Lower	SW / 0.159 mi., 839 ft.
F23	ELANOR NEWCOMB	16840 E GROVERDALE ST	ECHO, FRS, HAZNET - CA, HWG - CA, RCRA_N...	Higher	E / 0.159 mi., 842 ft.
G24	RITA DAVIS | ANDREW ZINK | Rita Daris	5154 N CLYDEBANK	ECHO, FRS, HAZNET - CA, HWG - CA, MANIFES...	Higher	N / 0.163 mi., 859 ft.
G25	ARNOLDO AVILA	5163 N CLYDEBANK AVE	HAZNET - CA, HWG - CA	Higher	N / 0.175 mi., 927 ft.
26	WILLIAM JOHN BELA	5103 NORTH SAINT MALO | 5...	CDL - CA, HAZNET - CA, HWG - CA	Lower	NW / 0.184 mi., 970 ft.
G27	ESTELLA NAGERA	5174 N CLYDEBANK AVE	HAZNET - CA, HWG - CA	Higher	N / 0.192 mi., 1016 ft.
28	FILIPINO CHRISTIAN CHURCH	4830 N VINCENT AVE	HIST HMS_LOS ANGELES COUNTY - CA, HMS_L...	Lower	WSW / 0.196 mi., 1034...
F29	JOSE FOLGAR	17009 E TUDOR ST	HAZNET - CA, HWG - CA	Higher	E / 0.206 mi., 1087 ft.
G30	BAJA TRANSMISSIONS | TRANSMISSIO...	16677 E ARROW HWY | 16677...	CALEPA SITES - CA, ECHO, EPA LUST, FRS, HA...	Higher	N / 0.208 mi., 1097 ft.
F31	SALGUERO VILMA ONEIDA	17010 E GROVERDALE ST	HAZNET - CA, HWG - CA	Higher	E / 0.210 mi., 1108 ft.
32	ADAM RENTERIA	16503 E NUBIA ST	RCRA_NONGEN	Lower	WNW / 0.213 mi., 112...
F33	WILLIAM MCDONALD	17017 E GROVEDALE ST	HAZNET - CA, HWG - CA	Higher	E / 0.217 mi., 1147 ft.
34	GALINDO GOMEZ	16549 E BROOKPORT STREET	HAZNET - CA, HWG - CA	Lower	SSW / 0.217 mi., 1148...
G35	El Mas Barato Tire Inc. DBA Baja Tire	16711 Arrow Highway	HAULERS - CA	Higher	N / 0.222 mi., 1173 ft.
36	COMMUNITY R E SOLUTIONS LLC	17003 EAST GRAGMONT STREE...	ECHO, HWG - CA, RCRA_NONGEN	Higher	ENE / 0.223 mi., 1176 ft.
F37	JUANA HORTA	4921 N VOGUE AVE	HAZNET - CA, HWG - CA	Higher	ESE / 0.226 mi., 1193 ft.
F38	SILVIA SOLIS	17023 E. GROVERDALE STREE...	ECHO, FRS, HWG - CA, RCRA_NONGEN	Higher	E / 0.229 mi., 1209 ft.

MAP ID	SITE NAME	ADDRESS	DATABASE(S)	RELATIVE ELEVATION	DIRECTION / DISTANCE
F39	RYAN KHOO	17022 E. GROVERDALE STREE...	HAZNET - CA, HWG - CA	Higher	E / 0.231 mi., 1221 ft.
G40	AZUSA TIRE SHOP | BAJA TIRE | EL MA...	16711 E ARROW HWY	HIST HMS_LOS ANGELES COUNTY - CA, HMS_L...	Higher	N / 0.231 mi., 1222 ft.
H41	VERONICA MARTINEZ	16635 E BELLBROOK ST.	ECHO, FRS, HWG - CA, MANIFEST EPA, RCRA_...	Lower	S / 0.232 mi., 1228 ft.
H42	DAVE MACK	16625 E BELLBROOK ST	HAZNET - CA, HWG - CA	Lower	SSW / 0.234 mi., 1236...
I43	AZUSA AUTO MART	1041 W ARROW HWY	HIST HMS_LOS ANGELES COUNTY - CA, HMS_L...	Higher	N / 0.235 mi., 1241 ft.
I44	L A MOTORS | FLEET LINE AUTO SALE...	1043 W ARROW HWY	HIST HMS_LOS ANGELES COUNTY - CA, HMS_L...	Higher	N / 0.236 mi., 1245 ft.
G45	GG Recycling Center | VALLEYDALE M...	5210 N CLYDEBANK AVE	HMS_LOS ANGELES COUNTY - CA, SWRCY - CA	Higher	N / 0.236 mi., 1248 ft.
46	GLENDA AZENON	17023 E DEVANAH ST	ECHO, FRS, HWG - CA, RCRA_NONGEN	Higher	ENE / 0.238 mi., 1258 ft.
G47	ARROW CAR WASH | NEWPORT WEST...	16721 E ARROW HWY | 16721...	HIST HMS_LOS ANGELES COUNTY - CA, HMS_L...	Higher	NNE / 0.241 mi., 1275...
48	OCHOA'S MEAT MARKET | TAQUERIA ...	16731 E ARROW HWY #1	HIST HMS_LOS ANGELES COUNTY - CA, HMS_L...	Higher	NNE / 0.243 mi., 1284...
J49	MANNING PIT QUARRY SITE | MANNIN...	5155 VINCENT	CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA...	Higher	NW / 0.309 mi., 1631 ft.
50	MANNING PIT QUARRY SITE | MANNIN...	5155 NORTH VINCENT AVENUE	CALEPA SITES - CA, LDS - CA	Higher	NW / 0.358 mi., 1891 ft.
J51	GRANGER'S AIR CONDITIONING | AAA...	16336 ARROW HWY E | 16336...	CALEPA SITES - CA, CIWQS - CA, EPA LUST, FR...	Higher	NW / 0.359 mi., 1896 ft.
J52	San Gabriel Valley (Area 2) | SAN GAB...	SUNSET & SAN BERNARDINO...	CERCLIS-HIST, CONSENT (DECREES), DOCKET,...	N/R	NW / 0.410 mi., 2164 ft.
J53	SAN GABRIEL VALLEY (AREA 2)	SUNSET & SAN BERNARDINO...	AOC_SAN GABRIEL VALLEY - CA	N/R	NW / 0.410 mi., 2164 ft.
54	MEC YARD | ANCRA INTERNATIONAL ...	601 S VINCENT AVE | 601 S...	AST - CA, CALEPA SITES - CA, CIWQS - CA, EC...	Higher	NNW / 0.597 mi., 3151...
55	SAN GABRIEL VALLEY MOSQUITO ABA...	1145 & 1133 NORTH AZUSA C...	ENVIROSTOR - CA, HIST CORTESE - CA	Higher	E / 0.692 mi., 3654 ft.
56	TECOMET INC | PRODUCTS ENGINEER...	503 S VINCENT AVE | 503 S...	BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZ...	Higher	NNW / 0.731 mi., 3860...
57	CEMEX CONSTRUCTION MATERIALS P...	1201 W GLADSTONE ST | 120...	CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA...	Higher	NW / 0.855 mi., 4517 ft.
58	AZUSA LAND RECLAMATION CO INC | ...	1211 W GLADSTONE ST | 121...	ARCHIVED RCRA TSDF, CALEPA SITES - CA, CH...	Higher	NNW / 0.955 mi., 5041...
K59	TRW TECHNAR INC. | GEORG FISCHER...	5462 N IRWINDALE AVE | 54...	BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS ...	Higher	NW / 0.963 mi., 5083 ft.
60	1X TRANSIT MIXED CONCRETE | AZUS...	1201 W GLADSTONE ST | 120...	AFS, AST - CA, CALEPA SITES - CA, FRS, HAZN...	Higher	NW / 0.968 mi., 5109 ft.
61	HUGHES TRAINING INC | HONEYWELL...	1200 E. SAN BERNARDINO RO...	CALEPA SITES - CA, CORRACTS, ECHO, EJ TOX...	Higher	SSE / 0.969 mi., 5119 ft.
K62	DAVIS WIRE CORP | DAVIS WALKER C...	5555 IRWINDALE AVE	AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS ...	Higher	NW / 0.995 mi., 5254 ft.

SUBJECT PROPERTY SEARCH RESULTS:

The subject property was identified in the following records. For more information on this property, see Map Findings section on page 35.

SITE	DATABASE(S)	EPA ID
SAN GABRIEL VALLEY (AREA 2) 34.092828, -117.936405 BALDWIN PARK, CA 91706	CDC HAZDAT	N/R
1X ELLINGTON ELEMENTARY SCHOOL | ELLINGTON SCHOOL K-8 | ALICE M. ELLINGTON ELEMENTARY 5034 N CLYDEBANK COVINA | Covina, CA	DAYCARE, DAYCARE - CA, EJ SCHOOLS, HAZNET - CA, HWG - CA, SCHOOLS PUBLIC	CAP999001168

SEARCH RESULTS:

FEDERAL CERCLIS LIST

CERCLIS-HIST: The CERCLIS program database contains information on the assessment and remediation of federal hazardous waste sites. The Environmental Protection Agency decommissioned the CERCLIS data in 2014. The last update was November 12, 2013. **2 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
C14	*CONEY AVE. MERCURY*	*5077 NORTH CONEY AVE*	*NW / 0.090 mi., 474 ft.*	*66*
	- ID: CAN000908554	Status: Removal Only Site (No Site Assessment Work Needed)	Date: 2007-10-29	
J52	*San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2*	*SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY*	*NW / 0.410 mi., 2164 ft.*	*180*
	- ID: CAD980818512	Status: N/R	Date: N/R	

SEMS_8R_ACTIVE SITES: 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. NPL sites include latitude and longitude information. For non-NPL sites, a brief site status is provided. **2 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
C14	*CONEY AVE. MERCURY*	*5077 NORTH CONEY AVE*	*NW / 0.090 mi., 474 ft.*	*66*
	- ID: 0908554	Status: Removal Only Site (No Site Assessment Work Needed)	Date: N/A	
J52	*San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2*	*SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY*	*NW / 0.410 mi., 2164 ft.*	*180*
	- ID: 0902092	Status: N/R	Date: N/A	

FEDERAL RCRA CORRACTS FACILITIES LIST

CORRACTS: List of facilities where Resource Conservation and Recovery Act Corrective Action Program used to investigate and remediate hazardous releases **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
61	*HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON*	*1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD*	*SSE / 0.969 mi., 5119 ft.*	*473*
	- ID: CAD008351827	Status: N/A	Date: N/A	
	- ID: ENTIRE FACILITY	Status: CA PROCESS IS TERMINATED-NO FURTHER ACTION	Date: 2008-06-26	
	- ID: ENTIRE FACILITY	Status: RFA COMPLETED	Date: 2008-06-26	
	- ID: ENTIRE FACILITY	Status: REMEDY DECISION	Date: 2008-06-26	
	- ID: ENTIRE FACILITY	Status: DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY	Date: 2008-06-26	
	There is an additional 1 status record, see site details.			

FEDERAL RCRA GENERATORS LIST

RCRA_NONGEN: Resource Conservation and Recovery Act listing of licensed non-generators **10 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
B7	*MEDINA, THEODORE | KATHERINE PRIDDLE*	*16714 E. TUDOR STREET*	*SE / 0.044 mi., 233 ft.*	*42*
	- ID: CAC003103972	Status: No Violation/Inspections	Date: N/A	
	- ID: CAC003010853	Status: No Violation/Inspections	Date: N/A	
D12	*LARRY PLUMMER*	*16678 BYGROVE ST*	*N / 0.084 mi., 445 ft.*	*58*
	- ID: CAC003073775	Status: No Violation/Inspections	Date: N/A	
F23	*ELANOR NEWCOMB*	*16840 E GROVERDALE ST*	*E / 0.159 mi., 842 ft.*	*77*
	- ID: CAC003075874	Status: No Violation/Inspections	Date: N/A	
G24	*RITA DAVIS | ANDREW ZINK | Rita Daris*	*5154 N CLYDEBANK*	*N / 0.163 mi., 859 ft.*	*83*
	- ID: CAC003166133	Status: No Violation/Inspections	Date: N/A	
	- ID: CAC002972303	Status: No Violation/Inspections	Date: N/A	
G30	*BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)*	*16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B*	*N / 0.208 mi., 1097 ft.*	*100*
	- ID: CAL000296477	Status: No Violation/Inspections	Date: N/A	
36	*COMMUNITY R/E SOLUTIONS LLC*	*17003 EAST GRAGMONT STREET*	*ENE / 0.223 mi., 1176 ft.*	*120*
	- ID: CAC003286424	Status: No Violation/Inspections	Date: N/A	
F38	*SILVIA SOLIS*	*17023 E. GROVERDALE STREET*	*E / 0.229 mi., 1209 ft.*	*124*
	- ID: CAC003173812	Status: No Violation/Inspections	Date: N/A	
46	*GLENDA AZENON*	*17023 E DEVANAH ST*	*ENE / 0.238 mi., 1258 ft.*	*141*
	- ID: CAC003243282	Status: No Violation/Inspections	Date: N/A	

FEDERAL RCRA GENERATORS LIST *(cont.)*

RCRA_NONGEN: Resource Conservation and Recovery Act listing of licensed non-generators **10 SITES FOUND WITHIN .25 MILE**

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
32	ADAM RENTERIA	16503 E NUBIA ST	WNW / 0.213 mi., 1127 ft.	*116*
	- ID: CAC003295614	Status: No Violation/Inspections	Date: N/A	
H41	*VERONICA MARTINEZ*	*16635 E BELLBROOK ST.*	*S / 0.232 mi., 1228 ft.*	*132*
	- ID: CAC003258142	Status: No Violation/Inspections	Date: N/A	

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS

EPA LUST: Releases listed in the EPA UST Finder database **2 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
G30	*BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)*	*16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B*	*N / 0.208 mi., 1097 ft.*	*100*
J51	*GRANGER'S AIR CONDITIONING | AAA GRANGER'S HEATING & A/C | ROGER A GRANGER*	*16336 ARROW HWY E | 16336 ARROW | 16336 E ARROW HWY*	*NW / 0.359 mi., 1896 ft.*	*176*

LUST REG 4 - CA: Leaking underground storage tanks in Region 4: Los Angeles Ventura counties (Small parts of Kern and Santa Barbara counties). **2 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
G30	*BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)*	*16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B*	*N / 0.208 mi., 1097 ft.*	*100*
	- ID: T0603794723	Status: Completed - Case Closed	Date: 2003-07-17	
J51	*GRANGER'S AIR CONDITIONING | AAA GRANGER'S HEATING & A/C | ROGER A GRANGER*	*16336 ARROW HWY E | 16336 ARROW | 16336 E ARROW HWY*	*NW / 0.359 mi., 1896 ft.*	*176*
	- ID: T0603705503	Status: Completed - Case Closed	Date: 1997-11-20	

FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

FED E C: Federal listing of remediation sites with engineering controls **1 SITE FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J52	*San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2*	*SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY*	*NW / 0.410 mi., 2164 ft.*	*180*
	- ID: CAD980818512	Status: RECORD OF DECISION	Date: 1994-03-31	

FEDERAL NPL SITE LIST

NPL: List of priority contaminated sites among identified releases or threatened releases of hazardous substances pollutants or contaminants nationally **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J52	*San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2*	*SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY*	*NW / 0.410 mi., 2164 ft.*	*180*
	- ID: CAD980818512	Status: Final	Date: Listing Date 1984-05-08	

NPL EPA R9 GIS: Geospatial data for the Environmental Protection Agency Region 9 National Priority List subject to environmental regulation **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J52	*San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2*	*SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY*	*NW / 0.410 mi., 2164 ft.*	*180*

SEMS_FINAL NPL: All Included National Priority List Sites **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J52	*San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2*	*SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY*	*NW / 0.410 mi., 2164 ft.*	*180*
	- ID: 0902092	Status: N/A	Date: NPL Status Date 1984-05-08	

STATE- AND TRIBAL - EQUIVALENT CERCLIS

ENVIROSTOR - CA: Department of Toxic Substances Controls **6 SITES FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
54	*MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS*	*601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3*	*NNW / 0.597 mi., 3151 ft.*	*229*
	- ID: 71002411	Status: Refer: Other Agency	Date: Cleanup Date 2006-03-29	
55	*SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT*	*1145 & 1133 NORTH AZUSA CANYRON ROAD*	*E / 0.692 mi., 3654 ft.*	*285*
	- ID: 19800026	Status: Refer: RWQCB	Date: Cleanup Date 1993-12-27	
56	*TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC*	*503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE*	*NNW / 0.731 mi., 3860 ft.*	*287*
	- ID: 71002697	Status: Refer: Other Agency	Date: Cleanup Date N/R	

STATE- AND TRIBAL - EQUIVALENT CERCLIS *(cont.)*

ENVIROSTOR - CA: Department of Toxic Substances Controls **6 SITES FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
57	*CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL*	*1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE*	*NW / 0.855 mi., 4517 ft.*	*318*
	- ID: 19490002	Status: Refer: RWQCB	Date: Cleanup Date 1995-03-09	
K59	*TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC*	*5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE*	*NW / 0.963 mi., 5083 ft.*	*411*
	- ID: 71002929	Status: Refer: Other Agency	Date: Cleanup Date N/R	
K62	*DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE*	*5555 IRWINDALE AVE*	*NW / 0.995 mi., 5254 ft.*	*484*
	- ID: 71002657	Status: Refer: Other Agency	Date: Cleanup Date N/R	

STATE RCRA GENERATORS LIST

HWG - CA: Hazardous waste generator listing **36 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
5	*JUETTE DEAS*	*16709 EAST GROVERDALE STREET*	*E / 0.025 mi., 133 ft.*	*40*
6	*ANGELA GARCIA*	*16710 E DEVANAH ST*	*NE / 0.032 mi., 172 ft.*	*41*
B7	*MEDINA, THEODORE | KATHERINE PRIDDLE*	*16714 E. TUDOR STREET*	*SE / 0.044 mi., 233 ft.*	*42*
B8	*EDGAR MILAN*	*16720 E. TUDOR STREET*	*ESE / 0.053 mi., 278 ft.*	*55*
C9	*FEDELE & ELEANOR MURACA*	*5088 N CONEY AVE*	*NNW / 0.069 mi., 364 ft.*	*55*
B10	*CESAR MEJIA*	*16732 E TUDOR ST*	*ESE / 0.074 mi., 392 ft.*	*56*
B11	*CHERICE CARTER*	*16733 E GREENHAVEN ST*	*ESE / 0.081 mi., 426 ft.*	*57*
D12	*LARRY PLUMMER*	*16678 BYGROVE ST*	*N / 0.084 mi., 445 ft.*	*58*
D16	*ESTABAN LUJAN*	*5126 N CLYDEBANK AVE*	*NNE / 0.129 mi., 681 ft.*	*71*
18	*RON AND JULIE EUBANKS*	*4914 N ROXBURGH AVE*	*ESE / 0.134 mi., 707 ft.*	*73*
19	*RANDALL GUST*	*5135 N. BURWOOD AVE.*	*NW / 0.151 mi., 795 ft.*	*74*
F23	*ELANOR NEWCOMB*	*16840 E GROVERDALE ST*	*E / 0.159 mi., 842 ft.*	*77*
G24	*RITA DAVIS | ANDREW ZINK | Rita Daris*	*5154 N CLYDEBANK*	*N / 0.163 mi., 859 ft.*	*83*
G25	*ARNOLDO AVILA*	*5163 N CLYDEBANK AVE*	*N / 0.175 mi., 927 ft.*	*94*
G27	*ESTELLA NAGERA*	*5174 N CLYDEBANK AVE*	*N / 0.192 mi., 1016 ft.*	*96*
F29	*JOSE FOLGAR*	*17009 E TUDOR ST*	*E / 0.206 mi., 1087 ft.*	*99*
G30	*BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)*	*16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B*	*N / 0.208 mi., 1097 ft.*	*100*
F31	*SALGUERO VILMA ONEIDA*	*17010 E GROVERDALE ST*	*E / 0.210 mi., 1108 ft.*	*115*
F33	*WILLIAM MCDONALD*	*17017 E GROVEDALE ST*	*E / 0.217 mi., 1147 ft.*	*117*
36	*COMMUNITY R/E SOLUTIONS LLC*	*17003 EAST GRAGMONT STREET*	*ENE / 0.223 mi., 1176 ft.*	*120*
F37	*JUANA HORTA*	*4921 N VOGUE AVE*	*ESE / 0.226 mi., 1193 ft.*	*123*
F38	*SILVIA SOLIS*	*17023 E. GROVERDALE STREET*	*E / 0.229 mi., 1209 ft.*	*124*
F39	*RYAN KHOO*	*17022 E. GROVERDALE STREET*	*E / 0.231 mi., 1221 ft.*	*128*
46	*GLENDA AZENON*	*17023 E DEVANAH ST*	*ENE / 0.238 mi., 1258 ft.*	*141*

STATE RCRA GENERATORS LIST *(cont.)*

HWG - CA: Hazardous waste generator listing **36 SITES FOUND WITHIN .25 MILE**

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
3	*NADIA IBANEZ*	*16604 E TUDOR ST*	*WSW / 0.018 mi., 93 ft.*	*38*
4	*KAREN VOLLNER C/O JOHN MOOTZ*	*4953 CLYDEBANK*	*W / 0.020 mi., 109 ft.*	*39*
E13	*MICHAEL LA TEER*	*5021 N CONEY AVE*	*WNW / 0.085 mi., 448 ft.*	*65*
E15	*DAVID DUNHAM*	*5032 N. BURWOOD AVE.*	*WNW / 0.106 mi., 562 ft.*	*70*
E17	*URBAN GRAFFITI ENETERPRISES*	*5051 BURWOOD AVE*	*WNW / 0.131 mi., 692 ft.*	*72*
E20	*CARLOS HAWTHORNE*	*5030 N MALO ST*	*WNW / 0.154 mi., 812 ft.*	*75*
22	*SPENCER WAIN RIGHT*	*16520 E MASLINE ST*	*SW / 0.159 mi., 839 ft.*	*76*
26	*WILLIAM JOHN BELA*	*5103 NORTH SAINT MALO | 5103 N. SAINT MALO*	*NW / 0.184 mi., 970 ft.*	*95*
34	*GALINDO GOMEZ*	*16549 E BROOKPORT STREET*	*SSW / 0.217 mi., 1148 ft.*	*118*
H41	*VERONICA MARTINEZ*	*16635 E BELLBROOK ST.*	*S / 0.232 mi., 1228 ft.*	*132*
H42	*DAVE MACK*	*16625 E BELLBROOK ST*	*SSW / 0.234 mi., 1236 ft.*	*137*

LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES

HAULERS - CA: Waste Tire Manifest Program Hauler Registration listing **1 SITE FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
G35	El Mas Barato Tire Inc. DBA Baja Tire	16711 Arrow Highway	N / 0.222 mi., 1173 ft.	*119*

SWRCY - CA: Listing of facilities which perform recycled material processing activities **1 SITE FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
G45	*GG Recycling Center | VALLEYDALE MARKET | VALLEYDALE MARKET-JUICE BAR*	*5210 N CLYDEBANK AVE*	*N / 0.236 mi., 1248 ft.*	*140*

OTHER ASCERTAINABLE RECORDS

CONSENT (DECREES): Legal decisions regarding responsibility for Superfund locations **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J52	*San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2*	*SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY*	*NW / 0.410 mi., 2164 ft.*	*180*

MANIFEST EPA: EPA Hazardous Waste Electronic Manifest System (e-Manifest) **4 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
B7	*MEDINA, THEODORE | KATHERINE PRIDDLE*	*16714 E. TUDOR STREET*	*SE / 0.044 mi., 233 ft.*	*42*
D12	*LARRY PLUMMER*	*16678 BYGROVE ST*	*N / 0.084 mi., 445 ft.*	*58*
G24	*RITA DAVIS | ANDREW ZINK | Rita Daris*	*5154 N CLYDEBANK*	*N / 0.163 mi., 859 ft.*	*83*

OTHER ASCERTAINABLE RECORDS *(cont.)*

MANIFEST EPA: EPA Hazardous Waste Electronic Manifest System (e-Manifest) **4 SITES FOUND WITHIN .25 MILE**

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
H41	*VERONICA MARTINEZ*	*16635 E BELLBROOK ST.*	*S / 0.232 mi., 1228 ft.*	*132*

ROD: Permanent remedy at an NPL site **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J52	*San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2*	*SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY*	*NW / 0.410 mi., 2164 ft.*	*180*

AOC_SAN GABRIEL VALLEY - CA: San Gabriel Valley Superfund sites **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J53	SAN GABRIEL VALLEY (AREA 2)	SUNSET & SAN BERNARDINO FREEWAY	NW / 0.410 mi., 2164 ft.	*229*

CALEPA SITES - CA: CalEPA Regulated Sites from the Certified Unified Program Agencies (CUPA). **2 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
D21	T-MOBILE WEST, LLC IE25384B	16734 E ARROW HWY	NNE / 0.155 mi., 817 ft.	*76*
G30	*BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)*	*16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B*	*N / 0.208 mi., 1097 ft.*	*100*

HAZNET - CA: Listing of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters **32 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
5	*JUETTE DEAS*	*16709 EAST GROVERDALE STREET*	*E / 0.025 mi., 133 ft.*	*40*
6	*ANGELA GARCIA*	*16710 E DEVANAH ST*	*NE / 0.032 mi., 172 ft.*	*41*
B7	*MEDINA, THEODORE | KATHERINE PRIDDLE*	*16714 E. TUDOR STREET*	*SE / 0.044 mi., 233 ft.*	*42*
B8	*EDGAR MILAN*	*16720 E. TUDOR STREET*	*ESE / 0.053 mi., 278 ft.*	*55*
C9	*FEDELE & ELEANOR MURACA*	*5088 N CONEY AVE*	*NNW / 0.069 mi., 364 ft.*	*55*
B10	*CESAR MEJIA*	*16732 E TUDOR ST*	*ESE / 0.074 mi., 392 ft.*	*56*
B11	*CHERICE CARTER*	*16733 E GREENHAVEN ST*	*ESE / 0.081 mi., 426 ft.*	*57*
D12	*LARRY PLUMMER*	*16678 BYGROVE ST*	*N / 0.084 mi., 445 ft.*	*58*
D16	*ESTABAN LUJAN*	*5126 N CLYDEBANK AVE*	*NNE / 0.129 mi., 681 ft.*	*71*
18	*RON AND JULIE EUBANKS*	*4914 N ROXBURGH AVE*	*ESE / 0.134 mi., 707 ft.*	*73*
19	*RANDALL GUST*	*5135 N. BURWOOD AVE.*	*NW / 0.151 mi., 795 ft.*	*74*
F23	*ELANOR NEWCOMB*	*16840 E GROVERDALE ST*	*E / 0.159 mi., 842 ft.*	*77*
G24	*RITA DAVIS | ANDREW ZINK | Rita Daris*	*5154 N CLYDEBANK*	*N / 0.163 mi., 859 ft.*	*83*
G25	*ARNOLDO AVILA*	*5163 N CLYDEBANK AVE*	*N / 0.175 mi., 927 ft.*	*94*
G27	*ESTELLA NAGERA*	*5174 N CLYDEBANK AVE*	*N / 0.192 mi., 1016 ft.*	*96*
F29	*JOSE FOLGAR*	*17009 E TUDOR ST*	*E / 0.206 mi., 1087 ft.*	*99*
G30	*BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)*	*16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B*	*N / 0.208 mi., 1097 ft.*	*100*
F31	*SALGUERO VILMA ONEIDA*	*17010 E GROVERDALE ST*	*E / 0.210 mi., 1108 ft.*	*115*
F33	*WILLIAM MCDONALD*	*17017 E GROVEDALE ST*	*E / 0.217 mi., 1147 ft.*	*117*

OTHER ASCERTAINABLE RECORDS *(cont.)*

HAZNET - CA: Listing of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters **32 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION *(cont.)*

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
F37	JUANA HORTA	4921 N VOGUE AVE	ESE / 0.226 mi., 1193 ft.	123
F39	RYAN KHOO	17022 E. GROVERDALE STREET	E / 0.231 mi., 1221 ft.	128

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
3	NADIA IBANEZ	16604 E TUDOR ST	WSW / 0.018 mi., 93 ft.	38
4	KAREN VOLLNER C/O JOHN MOOTZ	4953 CLYDEBANK	W / 0.020 mi., 109 ft.	39
E13	MICHAEL LA TEER	5021 N CONEY AVE	WNW / 0.085 mi., 448 ft.	65
E15	DAVID DUNHAM	5032 N. BURWOOD AVE.	WNW / 0.106 mi., 562 ft.	70
E17	URBAN GRAFFITI ENETERPRISES	5051 BURWOOD AVE	WNW / 0.131 mi., 692 ft.	72
E20	CARLOS HAWTHORNE	5030 N MALO ST	WNW / 0.154 mi., 812 ft.	75
22	SPENCER WAIN RIGHT	16520 E MASLINE ST	SW / 0.159 mi., 839 ft.	76
26	WILLIAM JOHN BELA	5103 NORTH SAINT MALO | 5103 N. SAINT MALO	NW / 0.184 mi., 970 ft.	95
34	GALINDO GOMEZ	16549 E BROOKPORT STREET	SSW / 0.217 mi., 1148 ft.	118
H42	DAVE MACK	16625 E BELLBROOK ST	SSW / 0.234 mi., 1236 ft.	137

HIST HMS_LOS ANGELES COUNTY - CA: List of Los Angeles county industrial waste and underground storage tank sites that are no longer in current agency list. **7 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
G30	BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)	16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B	N / 0.208 mi., 1097 ft.	100
G40	AZUSA TIRE SHOP | BAJA TIRE | EL MAS BARATO TIRE INC	16711 E ARROW HWY	N / 0.231 mi., 1222 ft.	129
I43	AZUSA AUTO MART	1041 W ARROW HWY	N / 0.235 mi., 1241 ft.	138
I44	L A MOTORS | FLEET LINE AUTO SALES | MNM AUTO SALES	1043 W ARROW HWY	N / 0.236 mi., 1245 ft.	139
G47	ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH	16721 E ARROW HWY | 16721 W Arrow Hwy	NNE / 0.241 mi., 1275 ft.	145
48	OCHOA'S MEAT MARKET | TAQUERIA MI LINDO URIANGATO | YOLANDA URIBE	16731 E ARROW HWY #1	NNE / 0.243 mi., 1284 ft.	153

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
28	FILIPINO CHRISTIAN CHURCH	4830 N VINCENT AVE	WSW / 0.196 mi., 1034 ft.	97

OTHER ASCERTAINABLE RECORDS *(cont.)*

HIST HWP - CA: List of the Department of Toxic Substance Control's hazardous waste transporters and corrective action that are no longer in current agency list. **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
60	*1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC*	*1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE*	*NW / 0.968 mi., 5109 ft.*	*451*
	- ID: CAD009007626	Status: KNOWN GENERATORS	Date: N/R	

HIST LDS - CA: List of areas of land on or in which hazardous waste is placed or the largest area in which there is significant likelihood of mixing hazardous waste constituents in the same area that are no longer in current agency list. **1 SITE FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J49	*MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE*	*5155 VINCENT*	*NW / 0.309 mi., 1631 ft.*	*159*
	- ID: L10002323364	Status: OPEN - VERIFICATION MONITORING	Date: N/A	

HMS_LOS ANGELES COUNTY - CA: Listing of Los Angeles county industrial waste and underground storage tank sites **8 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
G30	*BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)*	*16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B*	*N / 0.208 mi., 1097 ft.*	*100*
G40	*AZUSA TIRE SHOP | BAJA TIRE | EL MAS BARATO TIRE INC*	*16711 E ARROW HWY*	*N / 0.231 mi., 1222 ft.*	*129*
I43	*AZUSA AUTO MART*	*1041 W ARROW HWY*	*N / 0.235 mi., 1241 ft.*	*138*
I44	*L A MOTORS | FLEET LINE AUTO SALES | MNM AUTO SALES*	*1043 W ARROW HWY*	*N / 0.236 mi., 1245 ft.*	*139*
G45	*GG Recycling Center | VALLEYDALE MARKET | VALLEYDALE MARKET-JUICE BAR*	*5210 N CLYDEBANK AVE*	*N / 0.236 mi., 1248 ft.*	*140*
G47	*ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH*	*16721 E ARROW HWY | 16721 W Arrow Hwy*	*NNE / 0.241 mi., 1275 ft.*	*145*
48	*OCHOA'S MEAT MARKET | TAQUERIA MI LINDO URIANGATO | YOLANDA URIBE*	*16731 E ARROW HWY #1*	*NNE / 0.243 mi., 1284 ft.*	*153*

LOWER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
28	*FILIPINO CHRISTIAN CHURCH*	*4830 N VINCENT AVE*	*WSW / 0.196 mi., 1034 ft.*	*97*

OTHER ASCERTAINABLE RECORDS *(cont.)*

HWP - CA: Facility listing of the Department of Toxic Substance Control's hazardous waste transporters and corrective action **1 SITE FOUND WITHIN 1 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
58	*AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS*	*1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET*	*NNW / 0.955 mi., 5041 ft.*	*370*

LDS - CA: List of Land Disposal Cleanup Sites from Geotracker **2 SITES FOUND WITHIN .5 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
J49	*MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE*	*5155 VINCENT*	*NW / 0.309 mi., 1631 ft.*	*159*
	- ID: L10002323364	Status: Completed - Case Closed	Date: 2019-09-12	
	- ID: L10002239346	Status: Open - Operating	Date: 2016-05-31	
50	*MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL*	*5155 NORTH VINCENT AVENUE*	*NW / 0.358 mi., 1891 ft.*	*172*
	- ID: L10002323364	Status: Completed - Case Closed	Date: 2019-09-12	

WIP - CA: Listing of Well Investigation Program cases in the San Gabriel and San Fernando Valley area **4 SITES FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

MAP ID	SITE NAME	SITE ADDRESS	DIRECTION/DISTANCE	PAGE
G30	*BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)*	*16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B*	*N / 0.208 mi., 1097 ft.*	*100*
	- ID: File Number 108.0251	Status: N/R	Date: N/A	
I43	*AZUSA AUTO MART*	*1041 W ARROW HWY*	*N / 0.235 mi., 1241 ft.*	*138*
	- ID: File Number 108.0600	Status: Historical	Date: N/A	
I44	*L A MOTORS | FLEET LINE AUTO SALES | MNM AUTO SALES*	*1043 W ARROW HWY*	*N / 0.236 mi., 1245 ft.*	*139*
	- ID: File Number 108.0601	Status: N/R	Date: N/A	
	- ID: File Number 108.0602	Status: N/R	Date: N/A	
G47	*ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH*	*16721 E ARROW HWY | 16721 W Arrow Hwy*	*NNE / 0.241 mi., 1275 ft.*	*145*
	- ID: File Number 108.0250	Status: Historical	Date: N/A	

Following sites were unable to be mapped.

SITE NAME:	ADDRESS, CITY, ZIP:	DATABASE(S):
155TH STREET DISPOSAL SITE	NEAR 155TH STREET AND..., NOT APPLICABLE	ODI
KARDASHIAN & MAX GOLDRING	OFF PEAK RD, AZUSA 91702	CERCLIS NFRAP, SEMS_8R_ARCHIVED SITES
LONGDEN AVE. CLOSED LANDFILL	LONGDEN STREET, IRWINDALE	ODI
NAVAL OCEAN SYSTEMS CENTER | 1X U S...	HWY 39 | NAVAL OCEAN SYST..., AZUSA 91702	CERCLIS-HIST, FEDERAL FACILITY, HAZNET - CA, HWG - CA, SEMS_8R_ACTIVE SITES

Following sites were unable to be mapped. ***(cont.)***

SITE NAME:	ADDRESS, CITY, ZIP:	DATABASE(S):
ROUND MOUNTAIN, COFFEE	SW1/4 SE1/4 SEC6T28S R29E	HIST LDS - CA, LDS - CA
THREE POINTS DISPOSAL SITE	AVENUE A-8 SOUTH OF K..., NOT APPLICABLE	ODI

DATABASE(S) WITH NO MAPPED SITES:

FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST

ARCHIVED RCRA TSDF	Archived Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities
RCRA_TSDF	Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS

AST PBS	ASTs at Bulk Petroleum Terminals
EPA UST	EPA UST Finder database
FEMA UST	FEMA Underground Storage Tanks
HIST INDIAN UST R4	Historical Underground Storage Tanks on Indian Land in EPA Region 4
HIST INDIAN UST R6	Historical Underground Storage Tanks on Indian Land in EPA Region 6
HIST INDIAN UST R7	Historical Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN UST R1	Underground Storage Tanks on Indian Land in EPA Region 1
INDIAN UST R10	Underground Storage Tanks on Indian Land in EPA Region 10
INDIAN UST R2	Underground Storage Tanks on Indian Land in EPA Region 2
INDIAN UST R4	Underground Storage Tanks on Indian Land in EPA Region 4
INDIAN UST R5	Underground Storage Tanks on Indian Land in EPA Region 5
INDIAN UST R6	Underground Storage Tanks on Indian Land in EPA Region 6
INDIAN UST R7	Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN UST R8	Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN UST R9	Underground Storage Tanks on Indian Land in EPA Region 9
AST - CA	Aboveground storage tanks
AST_KERN COUNTY - CA	Kern County Aboveground Storage Tanks Facilites
AST_ORANGE COUNTY - CA	Orange County Aboveground Storage Tanks
AST_PLACER COUNTY - CA	Placer County Aboveground Storage Tanks
AST_YOLO COUNTY - CA	Yolo County Above Ground Storage Tanks
CLOSED UST_VENTURA COUNTY - CA	Ventura County Closed Underground Storage Tanks
FID UST - CA	Facility Inventory Database
HIST AST - CA	Historical Aboveground Storage Tanks
HIST AST_YOLO COUNTY - CA	Historical Yolo County Above Ground Storage Tanks
HIST UST - CA	Historical Underground Storage Tanks
HIST UST_EL SEGUNDO CITY - CA	Historical City of El Segundo Underground Storage Tanks
HIST UST_KERN COUNTY - CA	Historical Kern County Underground Storage Tanks
HIST UST_SUTTER COUNTY - CA	Historical Sutter County Underground Storage Tank List
TANKS_CONTRA COSTA COUNTY - CA	Contra Costa County Aboveground Storage Tanks
UST - CA	Underground Storage Tanks
UST_ALAMEDA COUNTY - CA	Alameda County Underground Storage Tanks
UST_CITY OF LONG BEACH - CA	City of Long Beach Underground Storage Tanks
UST_CITY OF TORRANCE - CA	City of Torrance Underground Storage Tanks
UST_EL SEGUNDO CITY - CA	City of El Segundo Underground Storage Tanks
UST_KERN COUNTY - CA	Kern County Underground Storage Tanks
UST_MARIN COUNTY - CA	Marin County Underground Storage Tanks
UST_MENDOCINO COUNTY - CA	Mendocino County Underground Storage Tanks
UST_NAPA COUNTY - CA	Underground storage tank sites located in Napa county.
UST_ORANGE COUNTY - CA	Orange County Underground Storage Tanks
UST_PLACER COUNTY - CA	Placer County Underground Storage Tanks
UST_RIVERSIDE COUNTY - CA	Riverside County Underground Storage Tanks
UST_SAN FRANCISCO COUNTY - CA	San Francisco County Underground Storage Tanks
UST_SAN JOAQUIN COUNTY - CA	San Joaquin County Underground Storage Tanks
UST_SANTA CLARA COUNTY - CA	Santa Clara County Underground Storage Tanks

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS *(cont.)*

UST_SOLANO COUNTY - CA	Solano County Underground Storage Tanks
UST_SUTTER COUNTY - CA	Sutter County Underground Storage Tanks
UST_YOLO COUNTY - CA	Yolo County Underground Storage Tanks

FEDERAL CERCLIS LIST

CERCLIS NFRAP	Comprehensive Environmental Response Compensation and Liability Act No Further Remedial Action Planned
EPA SAA	EPA Superfund Alternative Approach
FEDERAL FACILITY	Federal Facility sites
SEMS_8R_ARCHIVED SITES	Sites on SEMS Archived Site Inventory

FEDERAL RCRA CORRACTS FACILITIES LIST

HIST CORRACTS 2	Historical Hazardous Waste Corrective Action

FEDERAL DELISTED NPL SITE LIST

DELISTED NPL	Delisted National Priority List
DELISTED PROPOSED NPL	Delisted proposed National Priority List
SEMS_DELETED NPL	Sites Deleted from National Priorities List

FEDERAL RCRA GENERATORS LIST

EJ HAZ WASTE	Hazardous Waste Facilities
HIST RCRA_CESQG	Historical Resource Conservation and Recovery Act_Conditionally Exempt Small Quantity Generators
HIST RCRA_LQG	Historical Resource Conservation and Recovery Act_ Large Quantity Generators
HIST RCRA_NONGEN	Historical Resource Conservation and Recovery Act_Non Generators
HIST RCRA_SQG	Historical Resource Conservation and Recovery Act_Small Quantity Generators
RCRA_LQG	Resource Conservation and Recovery Act_ Large Quantity Generators
RCRA_SQG	Resource Conservation and Recovery Act_Small Quantity Generators
RCRA_VSQG	Resource Conservation and Recovery Act_Very Small Quantity Generator

FEDERAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

EPA LF MOP	EPA Landfill Methane Outreach Project Database

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS

HIST INDIAN LUST R4	Historical Leaking Underground Storage Tanks on Indian Land in EPA Region 4
HIST INDIAN LUST R8	Historical Leaking Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land in EPA Region 1
INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land in EPA Region 10
INDIAN LUST R2	Leaking Underground Storage Tanks on Indian Land in EPA Region 2
INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land in EPA Region 4
INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land in EPA Region 5
INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land in EPA Region 6
INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land in EPA Region 9
HIST LUST_SONOMA COUNTY - CA	Historical Sonoma County Leaking Underground Storage Tanks
LUFT_ALAMEDA COUNTY - CA	Alameda County Leaking Underground Fuel Tanks
LUST ORANGE COUNTY - CA	Orange County Leaking Underground Storage Tanks
LUST REG 1 - CA	Region 1 Leaking Underground Storage Tanks
LUST REG 2 - CA	Region 2 Leaking Underground Storage Tanks
LUST REG 3 - CA	Region 3 Leaking Underground Storage Tanks
LUST REG 5 - CA	Region 5 Leaking Underground Storage Tanks
LUST REG 6 - CA	Region 6 Leaking Underground Storage Tanks
LUST REG 7 - CA	Region 7 Leaking Underground Storage Tanks
LUST REG 8 - CA	Region 8 Leaking Underground Storage Tanks

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS *(cont.)*

LUST REG 9 - CA	Region 9 Leaking Underground Storage Tanks
LUST_HAZMAT_YOLO COUNTY - CA	Yolo County Leaking Underground Storage tanks
LUST_KERN COUNTY - CA	Kern County leaking underground tank sites
LUST_RIVERSIDE COUNTY - CA	Riverside County Leaking Underground Storage Tanks
LUST_SAN FRANCISCO COUNTY - CA	listing of leaking underground storage tanks
LUST_SAN MATEO COUNTY - CA	San Mateo County Leaking Underground Storage Tanks
LUST_SOLANO COUNTY - CA	Solano County Leaking Underground Storage Tanks
LUST_SONOMA COUNTY - CA	Sonoma County Leaking Underground Storage Tanks
LUST_SUTTER COUNTY - CA	Sutter County Leaking Underground Storage Tanks
LUST_VENTURA COUNTY - CA	Ventura County Leaking Underground Storage Tanks
SLIC REG 1 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 2 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 3 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 4 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 5 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 6 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 7 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 8 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 9 - CA	Spills Leaks Investigation & Cleanup Program
SLIC_ALAMEDA COUNTY - CA	Alameda County Spills Leaks Investigation & Cleanup

FEDERAL ERNS LIST

ERNS	Emergency Response Notification System

FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

FED I C	Institutional Controls
RCRA IC_EC	RCRA sites with Institutional and Engineering Controls

FEDERAL NPL SITE LIST

NPL EPA R1 GIS	GIS for EPA Region 1 NPL
NPL EPA R3 GIS	GIS for EPA Region 3 NPL
NPL EPA R6 GIS	GIS for EPA Region 6 NPL
NPL EPA R8 GIS	GIS for EPA Region 8 NPL
PART NPL	Part National Priority List
PROPOSED NPL	Proposed National Priority List
SEMS_PROPOSED NPL	Sites Proposed to be Added to the National Priorities List

STATE- AND TRIBAL - EQUIVALENT CERCLIS

HIST TOXIC PITS - CA	Historical Toxic Pits Cleanup Act
OIL & GAS CLEANUP - CA	SWRCB Oil & Gas Cleanup Sites
SWRCB CLEANUP - CA	SWRCB Cleanup Program
SWRCB NON_CASE - CA	SWRCB Non-Case Sites
TOXIC PITS - CA	Toxic Pits Cleanup Act

STATE- AND TRIBAL - EQUIVALENT NPL

HIST RESPONSE - CA	Historical State Response Sites
RESPONSE - CA	State Response Sites

STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

HIST SWF/LF - CA	Historical Solid Waste Information System
SWF/LF - CA	Solid Waste Information System

STATE RCRA GENERATORS LIST

HWG_YOLO COUNTY - CA	State Hazardous Waste Generators

STATE AND TRIBAL BROWNFIELD SITES

TRIBAL BROWNFIELDS	Tribal Brownfields

STATE AND TRIBAL VOLUNTARY CLEANUP SITES

VCP - CA	Voluntary Cleanup Program sites

LOCAL BROWNFIELD LISTS

BROWNFIELDS-ACRES	EPA ACRES Brownfields
EJ BROWNFIELDS	Brownfields Sites
FED BROWNFIELDS	Federal Brownfields
HIST FED BROWNFIELDS	Historical Federal Brownfields

LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES

FED CDL	DOJ Clandestine Drug Labs
US HIST CDL	Historical Clandestine Drug Labs
CALARP_KERN COUNTY - CA	HazMat Chemical Facility List
CASE LIST_SAN DIEGO COUNTY - CA	San Diego County Environmental Case List
CDL - CA	Meth and Clandestine Drug Labs
CORRECTIVE ACTION_RIVERSIDE COUNTY - CA	Riverside County Corrective Action Sites
CS_NAPA COUNTY - CA	Contaminated Sites
CS_PLACER COUNTY - CA	Placer County Cleanup Sites
SCH - CA	School Property Evaluation Program
SITE LIST_CONTRA COSTA COUNTY - CA	Contra Costa County Sites List
TOXIC SITE_SACRAMENTO COUNTY - CA	Sacramento County Toxic Site Cleanup list

RECORDS OF EMERGENCY RELEASE REPORTS

HMIRS (DOT)	Hazardous Materials Information Reporting Systems
CHMIRS - CA	California Hazardous Material Incident Report System
HIST CHMIRS - CA	California Hazardous Material Incident Report System
INDUSTRIAL CLEANUP_ORANGE COUNTY - CA	Petroleum and non-petroleum industrial spills
SML_LOS ANGELES COUNTY - CA	Los Angeles County Emergency Response session spills

LOCAL LAND RECORDS

LIENS 2	CERCLA Lien Information
DEED - CA	Deeds
HIST LIENS - CA	Historical Liens
LIENS - CA	Liens

LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES

HIST INDIAN ODI R8	Historical Open Dump Inventory
INDIAN ODI R8	Open Dump Inventory
ODI	Open Dump Inventory
TRIBAL ODI	Indian Open Dump Inventory Sites
LF_SAN DIEGO COUNTY - CA	San Diego County Landfills
SWF_LOS ANGELES COUNTY - CA	Los Angeles County solid waste facilities

OTHER ASCERTAINABLE RECORDS

AFS	Air Facility Systems
ALT FUELING	Alternative Fueling Stations
ARENAS	ARENAS
ARENAS 2	ARENAS (additional)
BRS	Biennial Reporting Systems
CHURCHES	CHURCHES
COAL ASH DOE	Coal Ash: Department of Energy
COAL ASH EPA	Coal Ash: Environmental Protection Agency
COAL GAS	Coal Gas Plants
COLLEGES	COLLEGES
COLLEGES 2	COLLEGES 2
CORRECTIVE ACTIONS_2020	Wastes - Hazardous Waste - Corrective Action
DEBRIS EPA LF	EPA Disaster Debris Landfill Sites
DEBRIS EPA SWRCY	EPA Disaster Debris Recovery Sites
DOCKET CRIM PROS 2	Additional Docket criminal prosecution cases
DOD	Department of Defense
DOT OPS	Department of Transportation Office of Pipeline Safety
ECHO	EPA Enforcement and Compliance History Online

OTHER ASCERTAINABLE RECORDS *(cont.)*

EJ CHURCH	CHURCHES
EJ HOSPITALS	Hospitals List
EJ TOXIC RELEASE	Toxic Release Inventory
ENOI	Electronic Notice of Intent
EPA FUELS	EPA Fuels Registration, Reporting, and Compliance List
EPA OSC	EPA On-Site Coordinator
EPA WATCH	EPA Watch List
FA HWF	Financial Assurance for Hazardous Waste Facilities
FEDLAND	Federal Lands
FRS	Facility Index Systems
FTTS	FIFRA/TSCA Tracking System
FTTS INSP	FIFRA/TSCA Tracking System: Inspections
FUDS	Formerly Used Defense Sites
GOV MANSIONS	Governors Mansions
HIST AFS	Historical Air Facility Systems
HIST AFS 2	Historical Air Facility Systems
HIST DOD	Department of Defense historical sites
HIST LEAD_SMELTER	Historical Lead Smelter Sites
HIST MLTS	Historical Material Licensing Tracking Systems
HIST PCB TRANS	Historical Polychlorinated Biphenyl (PCB) Facilities
HIST PCS ENF	Historical Enforced Permit Compliance Facilities
HIST PCS FACILITY	Historical Permit Compliance Facilities
HIST SSTS	Historical Section 7 Tracking Systems
HOSPITALS	HOSPITALS
HWC DOCKET	Hazardous Waste Compliance Docket
ICIS	Integrated Compliance Information System
INACTIVE PCS	Inactive Permit Compliance Facilities
INDIAN RESERVATION	American Indian Lands
LUCIS	Land Use Control Information Systems
LUCIS 2	Land Use Control Information Systems 2
MGP	Manufactured Gas Plant Sites
MINE OPERATIONS	Mines list from USGS
MINES	Mines
MINES USGS	Mines list from USGS
MLTS	Material Licensing Tracking Systems
NPL AOC	Areas related to NPL remediation sites
NPL LIENS	National Priority List Liens
NURSING HOMES	NURSING HOMES
OSHA	Occupational Safety & Health Administration
PADS	PCB Activity Database Systems
PCB TRANSFORMER	Polychlorinated Biphenyl (PCB) Waste
PCS ENF	Enforced Permit Compliance Facilities
PCS FACILITY	Permit Compliance Facilities
PFAS FED SITES	PFAS Federal Sites
PFAS INDUSTRY	PFAS Industry
PFAS MANIFEST	PFAS Manifest
PFAS NPL	PFAS NPL Sites
PFAS PROD	PFAS Production
PFAS SPILLS	PFAS Spill Sites
PFAS TRIS	PFAS TRIS Sites
PFAS UCMR3	PFAS UCMR Samples
PFAS WQP	PFAS Water Quality Portal
PRISONS	PRISONS
RAATS	RCRA Administrative Action Tracking Systems
RADINFO	Radiation Information Systems
RMP	Risk Management Plans
SCHOOLS PRIVATE	SCHOOLS PRIVATE
SCRD DRYCLEANERS	SCRD Drycleaners

OTHER ASCERTAINABLE RECORDS *(cont.)*

SEMS_SMELTER	Sites on SEMS Potential Smelter Activity
SSTS	Section 7 Tracking Systems
STORMWATER	Storm Water Permits
TOSCA-PLANT	Toxic Substance Control Act: Plants
TRIS	Toxic Release Inventory Systems
UMTRA	Uranium Mill Tailing Sites
VAPOR	EPA Vapor Intrusion
BOND EXPENDITURE PLAN - CA	Bond Expenditure Plan
BP HW OUT_VENTURA COUNTY - CA	Ventura County Business Plan Hazardous Waste Producers and Operating Underground Tanks
BUSINESS INVENTORY_SAN MATEO COUNTY - CA	San Mateo County List of Underground Storage Tanks, Hazardous Materials, Business Plans, and Hazardous Waste Generators
CIWQS - CA	California Integrated Water Quality System
CIWQS 2 - CA	California Integrated Water Quality System
CORTESE - CA	The Hazardous Waste and Substances Sites List
CUPA_BUTTE COUNTY - CA	Butte County Certified Unified Program Agency
CUPA_FRESNO COUNTY - CA	Fresno County Certified Unified Program Agency
CUPA_PLACER COUNTY - CA	CUPA County Certified Unified Program Agency
DRYCLEANERS - CA	Drycleaners
DRYCLEANERS_AMADOR COUNTY - CA	Amador County Drycleaners
DRYCLEANERS_ANTELOPE VALLEY - CA	Antelope Valley Drycleaners
DRYCLEANERS_BAY AREA - CA	Bay Area Drycleaners
DRYCLEANERS_BUTTE COUNTY - CA	Butte County Drycleaners
DRYCLEANERS_CALAVERAS COUNTY - CA	Calaveras County Drycleaners
DRYCLEANERS_COLUSA COUNTY - CA	Colusa County Drycleaners
DRYCLEANERS_EASTERN KERN COUNTY - CA	Eastern Kern County Drycleaners
DRYCLEANERS_EL DORADO COUNTY - CA	El Dorado County Drycleaners
DRYCLEANERS_FEATHER RIVER - CA	Feather River Drycleaners
DRYCLEANERS_GLENN COUNTY - CA	Glenn County Drycleaners
DRYCLEANERS_GREAT BASIN UNIFIED - CA	Great Basin Unified Drycleaners
DRYCLEANERS_IMPERIAL COUNTY - CA	Imperial County Drycleaners
DRYCLEANERS_LAKE COUNTY - CA	Lake County Drycleaners
DRYCLEANERS_LASSEN COUNTY - CA	Lassen County Drycleaners
DRYCLEANERS_MENDOCINO COUNTY - CA	Mendocino County Drycleaners
DRYCLEANERS_MOJAVE DESERT - CA	Mojave Desert Drycleaners
DRYCLEANERS_MONTEREY BAY - CA	Monterey Bay Drycleaners
DRYCLEANERS_NORTH COAST UNIFIED - CA	North Coast Unified Drycleaners
DRYCLEANERS_NORTHERN SIERRA - CA	Northern Sierra Drycleaners
DRYCLEANERS_NORTHERN SONOMA COUNTY - CA	Northern Sonoma County Drycleaners
DRYCLEANERS_PLACER COUNTY - CA	Placer County Drycleaners
DRYCLEANERS_SACRAMENTO COUNTY - CA	Sacramento County Drycleaners
DRYCLEANERS_SAN DIEGO COUNTY - CA	San Diego County Drycleaners
DRYCLEANERS_SAN JOAQUIN VALLEY - CA	San Joaquin Valley Drycleaners
DRYCLEANERS_SAN LUIS OBISPO - CA	San Luis Obispo Drycleaners
DRYCLEANERS_SANTA BARBARA COUNTY - CA	Santa Barbara Drycleaners
DRYCLEANERS_SHASTA COUNTY - CA	Shasta County Drycleaner
DRYCLEANERS_SISKIYOU COUNTY - CA	Siskiyou County Drycleaners
DRYCLEANERS_SOUTH COAST - CA	South Coast Drycleaners
DRYCLEANERS_TEHAMA COUNTY - CA	Tehama County Drycleaners
DRYCLEANERS_TUOLUMNE COUNTY - CA	Tuolumne County Drycleaners
DRYCLEANERS_VENTURA COUNTY - CA	Ventura County Drycleaners
DRYCLEANERS_YOLO-SOLANO COUNTIES - CA	Yolo and Solano Counties Drycleaners
EMI - CA	Emissions Inventory Data
FA - CA	Financial Assurance
FA 2 - CA	Financial Assurance for Solid Waste Facilities

OTHER ASCERTAINABLE RECORDS *(cont.)*

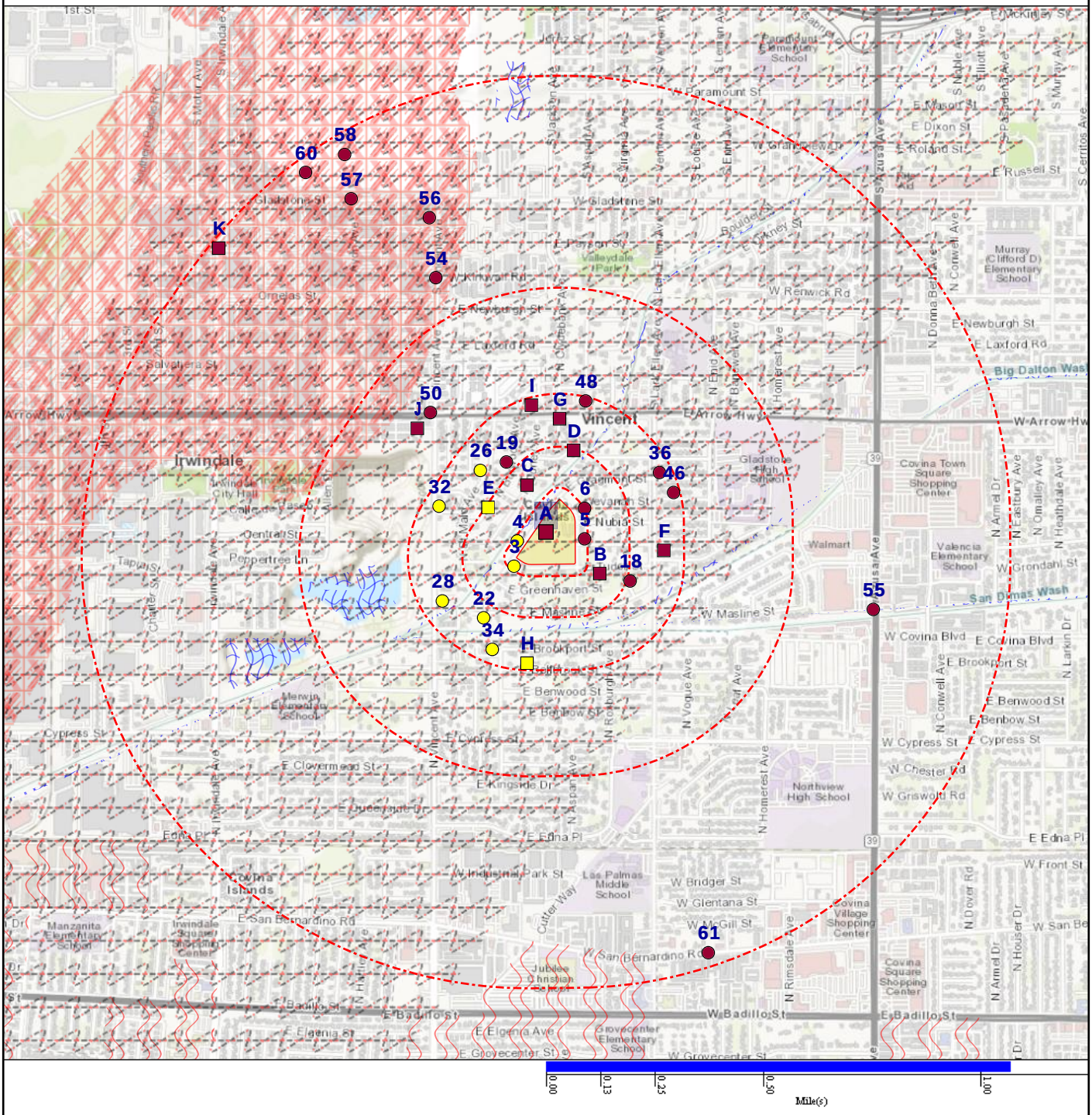
FIRE AREAS - CA	Fire Perimeters
GCC_SANTA CLARA VALLEY - CA	Santa Clara Valley Groundwater Contamination Cleanups
HAZMAT INCIDENT_CONTRA COSTA COUNTY - CA	Contra Costa County Hazardous Materials Incident list
HAZMAT_CITY OF SAN JOSE - CA	City of San Jose Hazardous Material Facilities
HAZMAT_SACRAMENTO COUNTY - CA	Sacramento County Master Hazardous Materials Facility list
HAZMAT_SAN BERNARDINO COUNTY - CA	San Bernardino County Hazardous Material Permits
HAZMAT_SAN DIEGO COUNTY - CA	Hazardous Materials Management Division Database
HAZMAT_SANTA CLARA COUNTY - CA	Santa Clara County Hazardous Material Facilities
HAZWASTE_ORANGE COUNTY - CA	Orange County hazardous waste facilities
HIGH FIRE - CA	Fire Hazard Severity Zones
HIST CORTESE - CA	The Historical Hazardous Waste and Substances Sites List
HIST DRYCLEANERS_SAN DIEGO COUNTY - CA	Historical San Diego County Drycleaners
HIST HAZNET - CA	Historical Hazardous Waste Manifests
HIST MCS - CA	Historical Military Cleanup Sites
HIST NFA - CA	Historical No Further Action Sites
HIST SOLVENTS_SANTA CLARA CO - CA	Santa Clara County Historic Solvent Cases
HWM COMMERCIAL FACILITIES - CA	Hazardous Waste Management Commercial Facilities
HWT - CA	Hazardous Waste Transporters
LOP_SANTA CLARA COUNTY - CA	Santa Clara County Local Oversight Program
MCS - CA	Military Cleanup Sites
MWMP - CA	Medical Waste Management Program
MWMP 2 - CA	Medical Waste Management Program
NFA - CA	No Further Action Sites
NFE - CA	Unconfirmed contaminated properties
NPDES - CA	State Wastewater and NPDES Permits
PERCHLORATE 2 - CA	Perchlorate contaminted sites
PFAS - CA	PFAS Site Listing
PFAS DOD - CA	PFAS Site Listing
PFAS GAMA - CA	PFAS GAMA Well Sampling
PROPOSITION 65 - CA	Proposition 65 Records
RFR - CA	Regulated Facility Report
SITES INVENTORY_VENTURA COUNTY - CA	Ventura County Inventory of Closed Illegal Abandoned and Inactive Sites
SMU_SANTA BARBARA COUNTY - CA	Site Mitigation Unit Sites
SWAT - CA	SWAT Reports Summary Data
VCCP_VENTURA COUNTY - CA	Ventura County County Cleanup Program
WDR - CA	Waste Discharge Requirement Sites
WDS - CA	Waste Discharge System
WILDLANDS - CA	Preserves List

OTHER

SEISMIC - CA	Seismic Hazards Zonation Program

SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

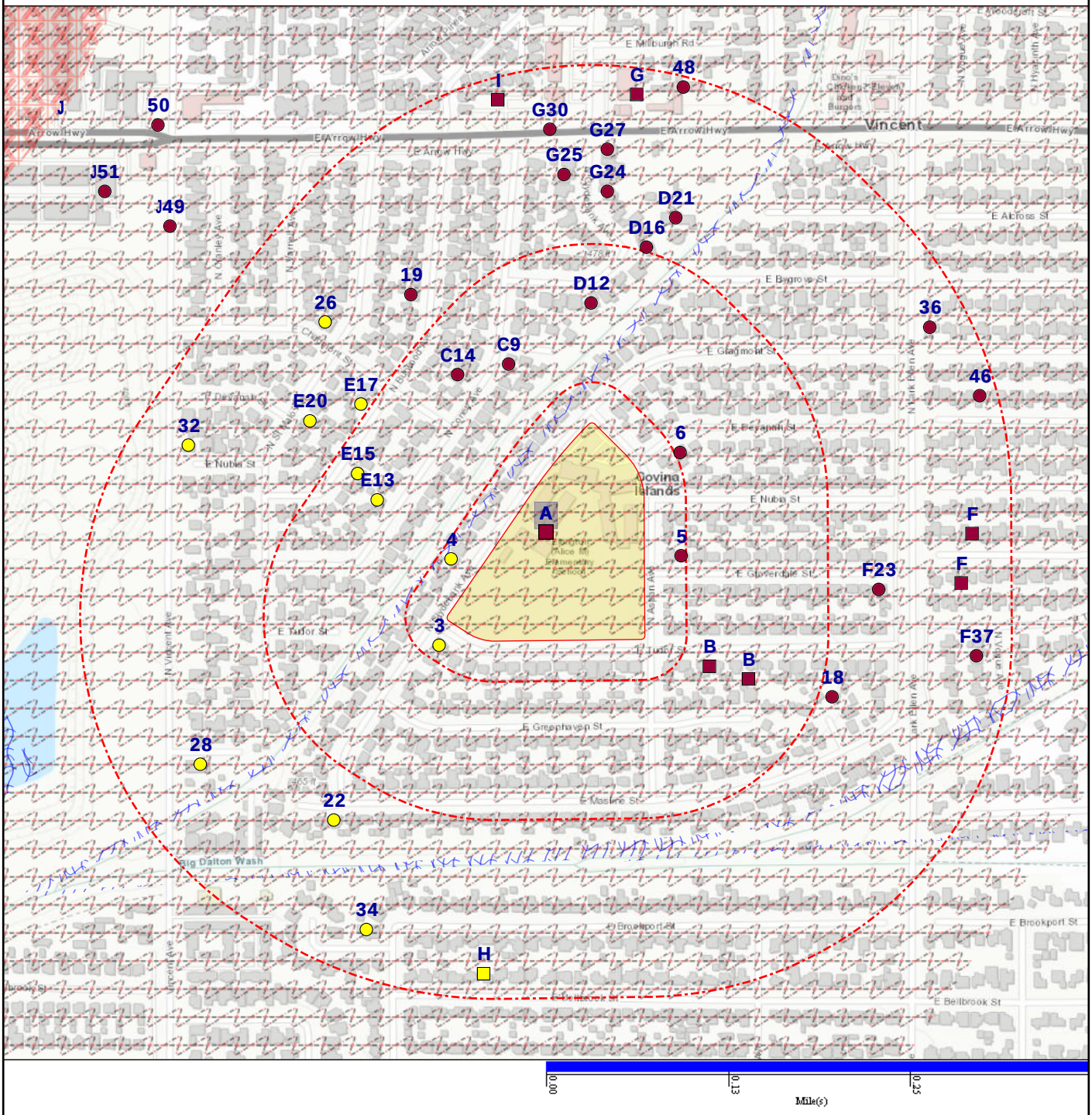
PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: October 08, 2024



- Subject Property
- CDC HAZDAT
- Federal Lands (No Data)
- Fire Hazard Zone (No Data)
- NWI
- Equal/Higher Elevation
- Department of Defense (No Data)
- FEMA FloodZone 100 (No Data)
- Historical DOD (No Data)
- Seismic (No Data)
- Lower Elevation
- DFIRM Floodzone 100 (No Data)
- FEMA FloodZone 500 (No Data)
- Indian Reservation (No Data)
- WetLands
- Area Of Concern
- DFIRM Floodzone 500
- Fire Areas (No Data)
- National Priority List

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- National Priority List

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST								
ARCHIVED RCRA TSDF		0.500	0	0	0	--	--	0
RCRA_TSDF		0.500	0	0	0	--	--	0
FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS								
AST PBS		0.250	0	0	--	--	--	0
EPA UST		0.250	0	0	--	--	--	0
FEMA UST		0.250	0	0	--	--	--	0
HIST INDIAN UST R4		0.250	0	0	--	--	--	0
HIST INDIAN UST R6		0.250	0	0	--	--	--	0
HIST INDIAN UST R7		0.250	0	0	--	--	--	0
INDIAN UST R1		0.250	0	0	--	--	--	0
INDIAN UST R10		0.250	0	0	--	--	--	0
INDIAN UST R2		0.250	0	0	--	--	--	0
INDIAN UST R4		0.250	0	0	--	--	--	0
INDIAN UST R5		0.250	0	0	--	--	--	0
INDIAN UST R6		0.250	0	0	--	--	--	0
INDIAN UST R7		0.250	0	0	--	--	--	0
INDIAN UST R8		0.250	0	0	--	--	--	0
INDIAN UST R9		0.250	0	0	--	--	--	0
AST - CA		0.250	0	0	--	--	--	0
AST_KERN COUNTY - CA		0.250	0	0	--	--	--	0
AST_ORANGE COUNTY - CA		0.250	0	0	--	--	--	0
AST_PLACER COUNTY - CA		0.250	0	0	--	--	--	0
AST_YOLO COUNTY - CA		0.250	0	0	--	--	--	0
CLOSED UST_VENTURA COUNTY - CA		0.250	0	0	--	--	--	0
FID UST - CA		0.250	0	0	--	--	--	0
HIST AST - CA		0.250	0	0	--	--	--	0
HIST AST_YOLO COUNTY - CA		0.250	0	0	--	--	--	0
HIST UST - CA		0.250	0	0	--	--	--	0
HIST UST_EL SEGUNDO CITY - CA		0.250	0	0	--	--	--	0
HIST UST_KERN COUNTY - CA		0.250	0	0	--	--	--	0
HIST UST_SUTTER COUNTY - CA		0.250	0	0	--	--	--	0
TANKS_CONTRA COSTA COUNTY - CA		0.250	0	0	--	--	--	0
UST - CA		0.250	0	0	--	--	--	0
UST_ALAMEDA COUNTY - CA		0.250	0	0	--	--	--	0
UST_CITY OF LONG BEACH - CA		0.250	0	0	--	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS *(cont.)*								
UST_CITY OF TORRANCE - CA		0.250	0	0	--	--	--	0
UST_EL SEGUNDO CITY - CA		0.250	0	0	--	--	--	0
UST_KERN COUNTY - CA		0.250	0	0	--	--	--	0
UST_MARIN COUNTY - CA		0.250	0	0	--	--	--	0
UST_MENDOCINO COUNTY - CA		0.250	0	0	--	--	--	0
UST_NAPA COUNTY - CA		0.250	0	0	--	--	--	0
UST_ORANGE COUNTY - CA		0.250	0	0	--	--	--	0
UST_PLACER COUNTY - CA		0.250	0	0	--	--	--	0
UST_RIVERSIDE COUNTY - CA		0.250	0	0	--	--	--	0
UST_SAN FRANCISCO COUNTY - CA		0.250	0	0	--	--	--	0
UST_SAN JOAQUIN COUNTY - CA		0.250	0	0	--	--	--	0
UST_SANTA CLARA COUNTY - CA		0.250	0	0	--	--	--	0
UST_SOLANO COUNTY - CA		0.250	0	0	--	--	--	0
UST_SUTTER COUNTY - CA		0.250	0	0	--	--	--	0
UST_YOLO COUNTY - CA		0.250	0	0	--	--	--	0
FEDERAL CERCLIS LIST								
CERCLIS NFRAP		0.500	0	0	0	--	--	0
CERCLIS-HIST		0.500	1	0	1	--	--	2
EPA SAA		0.500	0	0	0	--	--	0
FEDERAL FACILITY		1.000	0	0	0	0	--	0
SEMS_8R_ACTIVE SITES		0.500	1	0	1	--	--	2
SEMS_8R_ARCHIVED SITES		0.500	0	0	0	--	--	0
FEDERAL RCRA CORRACTS FACILITIES LIST								
CORRACTS		1.000	0	0	0	1	--	1
HIST CORRACTS 2		1.000	0	0	0	0	--	0
FEDERAL DELISTED NPL SITE LIST								
DELISTED NPL		1.000	0	0	0	0	--	0
DELISTED PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_DELETED NPL		1.000	0	0	0	0	--	0
FEDERAL RCRA GENERATORS LIST								
EJ HAZ WASTE		0.250	0	0	--	--	--	0
HIST RCRA_CESQG		0.250	0	0	--	--	--	0
HIST RCRA_LQG		0.250	0	0	--	--	--	0
HIST RCRA_NONGEN		0.250	0	0	--	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
FEDERAL RCRA GENERATORS LIST *(cont.)*								
HIST RCRA_SQG		0.250	0	0	--	--	--	0
RCRA_LQG		0.250	0	0	--	--	--	0
RCRA_NONGEN		0.250	2	8	--	--	--	10
RCRA_SQG		0.250	0	0	--	--	--	0
RCRA_VSQG		0.250	0	0	--	--	--	0
FEDERAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS								
EPA LF MOP		0.500	0	0	0	--	--	0
FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS								
EPA LUST		0.500	0	1	1	--	--	2
HIST INDIAN LUST R4		0.500	0	0	0	--	--	0
HIST INDIAN LUST R8		0.500	0	0	0	--	--	0
INDIAN LUST R1		0.500	0	0	0	--	--	0
INDIAN LUST R10		0.500	0	0	0	--	--	0
INDIAN LUST R2		0.500	0	0	0	--	--	0
INDIAN LUST R4		0.500	0	0	0	--	--	0
INDIAN LUST R5		0.500	0	0	0	--	--	0
INDIAN LUST R6		0.500	0	0	0	--	--	0
INDIAN LUST R7		0.500	0	0	0	--	--	0
INDIAN LUST R8		0.500	0	0	0	--	--	0
INDIAN LUST R9		0.500	0	0	0	--	--	0
HIST LUST_SONOMA COUNTY - CA		0.500	0	0	0	--	--	0
LUFT_ALAMEDA COUNTY - CA		0.500	0	0	0	--	--	0
LUST ORANGE COUNTY - CA		0.500	0	0	0	--	--	0
LUST REG 1 - CA		0.500	0	0	0	--	--	0
LUST REG 2 - CA		0.500	0	0	0	--	--	0
LUST REG 3 - CA		0.500	0	0	0	--	--	0
LUST REG 4 - CA		0.500	0	1	1	--	--	2
LUST REG 5 - CA		0.500	0	0	0	--	--	0
LUST REG 6 - CA		0.500	0	0	0	--	--	0
LUST REG 7 - CA		0.500	0	0	0	--	--	0
LUST REG 8 - CA		0.500	0	0	0	--	--	0
LUST REG 9 - CA		0.500	0	0	0	--	--	0
LUST_HAZMAT_YOLO COUNTY - CA		0.500	0	0	0	--	--	0
LUST_KERN COUNTY - CA		0.500	0	0	0	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS *(cont.)*								
LUST_RIVERSIDE COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SAN FRANCISCO COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SAN MATEO COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SOLANO COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SONOMA COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SUTTER COUNTY - CA		0.500	0	0	0	--	--	0
LUST_VENTURA COUNTY - CA		0.500	0	0	0	--	--	0
SLIC REG 1 - CA		0.500	0	0	0	--	--	0
SLIC REG 2 - CA		0.500	0	0	0	--	--	0
SLIC REG 3 - CA		0.500	0	0	0	--	--	0
SLIC REG 4 - CA		0.500	0	0	0	--	--	0
SLIC REG 5 - CA		0.500	0	0	0	--	--	0
SLIC REG 6 - CA		0.500	0	0	0	--	--	0
SLIC REG 7 - CA		0.500	0	0	0	--	--	0
SLIC REG 8 - CA		0.500	0	0	0	--	--	0
SLIC REG 9 - CA		0.500	0	0	0	--	--	0
SLIC_ALAMEDA COUNTY - CA		0.500	0	0	0	--	--	0
FEDERAL ERNS LIST								
ERNS		SP	0	--	--	--	--	0
FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES								
FED E C		0.500	0	0	1	--	--	1
FED I C		0.500	0	0	0	--	--	0
RCRA IC_EC		0.250	0	0	--	--	--	0
FEDERAL NPL SITE LIST								
NPL		1.000	0	0	1	0	--	1
NPL EPA R1 GIS		1.000	0	0	0	0	--	0
NPL EPA R3 GIS		1.000	0	0	0	0	--	0
NPL EPA R6 GIS		1.000	0	0	0	0	--	0
NPL EPA R8 GIS		1.000	0	0	0	0	--	0
NPL EPA R9 GIS		1.000	0	0	1	0	--	1
PART NPL		1.000	0	0	0	0	--	0
PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_FINAL NPL		1.000	0	0	1	0	--	1
SEMS_PROPOSED NPL		1.000	0	0	0	0	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
STATE- AND TRIBAL - EQUIVALENT CERCLIS								
ENVIROSTOR - CA		1.000	0	0	0	6	--	6
HIST TOXIC PITS - CA		1.000	0	0	0	0	--	0
OIL & GAS CLEANUP - CA		0.500	0	0	0	--	--	0
SWRCB CLEANUP - CA		0.500	0	0	0	--	--	0
SWRCB NON_CASE - CA		0.500	0	0	0	--	--	0
TOXIC PITS - CA		1.000	0	0	0	0	--	0
STATE- AND TRIBAL - EQUIVALENT NPL								
HIST RESPONSE - CA		1.000	0	0	0	0	--	0
RESPONSE - CA		1.000	0	0	0	0	--	0
STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS								
HIST SWF/LF - CA		0.500	0	0	0	--	--	0
SWF/LF - CA		0.500	0	0	0	--	--	0
STATE RCRA GENERATORS LIST								
HWG - CA	X	0.250	12	23	--	--	--	36
HWG_YOLO COUNTY - CA		0.250	0	0	--	--	--	0
STATE AND TRIBAL BROWNFIELD SITES								
TRIBAL BROWNFIELDS		0.500	0	0	0	--	--	0
STATE AND TRIBAL VOLUNTARY CLEANUP SITES								
VCP - CA		0.500	0	0	0	--	--	0
LOCAL BROWNFIELD LISTS								
BROWNFIELDS-ACRES		0.500	0	0	0	--	--	0
EJ BROWNFIELDS		0.500	0	0	0	--	--	0
FED BROWNFIELDS		0.500	0	0	0	--	--	0
HIST FED BROWNFIELDS		0.500	0	0	0	--	--	0
LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES								
FED CDL		SP	0	--	--	--	--	0
US HIST CDL		SP	0	--	--	--	--	0
CALARP_KERN COUNTY - CA		0.250	0	0	--	--	--	0
CASE LIST_SAN DIEGO COUNTY - CA		0.500	0	0	0	--	--	0
CDL - CA		SP	0	--	--	--	--	0
CORRECTIVE ACTION_RIVERSIDE COUNTY - CA		0.500	0	0	0	--	--	0
CS_NAPA COUNTY - CA		0.500	0	0	0	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES *(cont.)*								
CS_PLACER COUNTY - CA		1.000	0	0	0	0	--	0
SCH - CA		0.250	0	0	--	--	--	0
SITE LIST_CONTRA COSTA COUNTY - CA		0.250	0	0	--	--	--	0
TOXIC SITE_SACRAMENTO COUNTY - CA		1.000	0	0	0	0	--	0
RECORDS OF EMERGENCY RELEASE REPORTS								
HMIRS (DOT)		SP	0	--	--	--	--	0
CHMIRS - CA		SP	0	--	--	--	--	0
HIST CHMIRS - CA		SP	0	--	--	--	--	0
INDUSTRIAL CLEANUP_ORANGE COUNTY - CA		0.125	0	--	--	--	--	0
SML_LOS ANGELES COUNTY - CA		0.125	0	--	--	--	--	0
LOCAL LAND RECORDS								
LIENS 2		SP	0	--	--	--	--	0
DEED - CA		0.500	0	0	0	--	--	0
HIST LIENS - CA		SP	0	--	--	--	--	0
LIENS - CA		SP	0	--	--	--	--	0
LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES								
HIST INDIAN ODI R8		0.500	0	0	0	--	--	0
INDIAN ODI R8		0.500	0	0	0	--	--	0
ODI		0.500	0	0	0	--	--	0
TRIBAL ODI		0.500	0	0	0	--	--	0
HAULERS - CA		0.500	0	1	0	--	--	1
LF_SAN DIEGO COUNTY - CA		0.500	0	0	0	--	--	0
SWF_LOS ANGELES COUNTY - CA		0.500	0	0	0	--	--	0
SWRCY - CA		0.500	0	1	0	--	--	1
OTHER ASCERTAINABLE RECORDS								
AFS		SP	0	--	--	--	--	0
ALT FUELING		0.250	0	0	--	--	--	0
ARENAS		SP	0	--	--	--	--	0
ARENAS 2		SP	0	--	--	--	--	0
BRS		SP	0	--	--	--	--	0
CDC HAZDAT	X	1.000	0	0	0	0	--	1
CHURCHES		SP	0	--	--	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
OTHER ASCERTAINABLE RECORDS *(cont.)*								
COAL ASH DOE		0.500	0	0	0	--	--	0
COAL ASH EPA		0.500	0	0	0	--	--	0
COAL GAS		1.000	0	0	0	0	--	0
COLLEGES		SP	0	--	--	--	--	0
COLLEGES 2		SP	0	--	--	--	--	0
CONSENT (DECREES)		1.000	0	0	1	0	--	1
CORRECTIVE ACTIONS_2020		0.500	0	0	0	--	--	0
DAYCARE	X	SP	--	--	--	--	--	1
DEBRIS EPA LF		0.500	0	0	0	--	--	0
DEBRIS EPA SWRCY		0.500	0	0	0	--	--	0
DOCKET CRIM PROS 2		SP	0	--	--	--	--	0
DOD		1.000	0	0	0	0	--	0
DOT OPS		SP	0	--	--	--	--	0
ECHO		SP	0	--	--	--	--	0
EJ CHURCH		SP	0	--	--	--	--	0
EJ HOSPITALS		SP	0	--	--	--	--	0
EJ SCHOOLS	X	SP	--	--	--	--	--	1
EJ TOXIC RELEASE		SP	0	--	--	--	--	0
ENOI		SP	0	--	--	--	--	0
EPA FUELS		SP	0	--	--	--	--	0
EPA OSC		0.125	0	--	--	--	--	0
EPA WATCH		SP	0	--	--	--	--	0
FA HWF		SP	0	--	--	--	--	0
FEDLAND		1.000	0	0	0	0	--	0
FRS		SP	0	--	--	--	--	0
FTTS		SP	0	--	--	--	--	0
FTTS INSP		SP	0	--	--	--	--	0
FUDS		1.000	0	0	0	0	--	0
GOV MANSIONS		SP	0	--	--	--	--	0
HIST AFS		SP	0	--	--	--	--	0
HIST AFS 2		SP	0	--	--	--	--	0
HIST DOD		1.000	0	0	0	0	--	0
HIST LEAD_SMELTER		SP	0	--	--	--	--	0
HIST MLTS		SP	0	--	--	--	--	0
HIST PCB TRANS		SP	0	--	--	--	--	0
HIST PCS ENF		SP	0	--	--	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
OTHER ASCERTAINABLE RECORDS *(cont.)*								
HIST PCS FACILITY		SP	0	--	--	--	--	0
HIST SSTS		SP	0	--	--	--	--	0
HOSPITALS		SP	0	--	--	--	--	0
HWC DOCKET		SP	0	--	--	--	--	0
ICIS		SP	0	--	--	--	--	0
INACTIVE PCS		SP	0	--	--	--	--	0
INDIAN RESERVATION		1.000	0	0	0	0	--	0
LUCIS		0.500	0	0	0	--	--	0
LUCIS 2		0.500	0	0	0	--	--	0
MANIFEST EPA		0.250	2	2	--	--	--	4
MGP		1.000	0	0	0	0	--	0
MINE OPERATIONS		0.250	0	0	--	--	--	0
MINES		0.250	0	0	--	--	--	0
MINES USGS		0.250	0	0	--	--	--	0
MLTS		SP	0	--	--	--	--	0
NPL AOC		1.000	0	0	0	0	--	0
NPL LIENS		SP	0	--	--	--	--	0
NURSING HOMES		SP	0	--	--	--	--	0
OSHA		SP	0	--	--	--	--	0
PADS		SP	0	--	--	--	--	0
PCB TRANSFORMER		SP	0	--	--	--	--	0
PCS ENF		SP	0	--	--	--	--	0
PCS FACILITY		SP	0	--	--	--	--	0
PFAS FED SITES		0.500	0	0	0	--	--	0
PFAS INDUSTRY		0.500	0	0	0	--	--	0
PFAS MANIFEST		0.500	0	0	0	--	--	0
PFAS NPL		0.500	0	0	0	--	--	0
PFAS PROD		0.500	0	0	0	--	--	0
PFAS SPILLS		0.500	0	0	0	--	--	0
PFAS TRIS		0.500	0	0	0	--	--	0
PFAS UCMR3		0.500	0	0	0	--	--	0
PFAS WQP		0.500	0	0	0	--	--	0
PRISONS		SP	0	--	--	--	--	0
RAATS		SP	0	--	--	--	--	0
RADINFO		SP	0	--	--	--	--	0
RMP		0.250	0	0	--	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
OTHER ASCERTAINABLE RECORDS *(cont.)*								
ROD		1.000	0	0	1	0	--	1
SCHOOLS PRIVATE		SP	0	--	--	--	--	0
SCHOOLS PUBLIC	X	SP	--	--	--	--	--	1
SCRD DRYCLEANERS		0.250	0	0	--	--	--	0
SEMS_SMELTER		SP	0	--	--	--	--	0
SSTS		SP	0	--	--	--	--	0
STORMWATER		SP	0	--	--	--	--	0
TOSCA-PLANT		SP	0	--	--	--	--	0
TRIS		SP	0	--	--	--	--	0
UMTRA		0.500	0	0	0	--	--	0
VAPOR		0.500	0	0	0	--	--	0
AOC_SAN GABRIEL VALLEY - CA		1.000	0	0	1	0	--	1
BOND EXPENDITURE PLAN - CA		1.000	0	0	0	0	--	0
BP HW OUT_VENTURA COUNTY - CA		0.250	0	0	--	--	--	0
BUSINESS INVENTORY_SAN MATEO COUNTY - CA		0.250	0	0	--	--	--	0
CALEPA SITES - CA		0.250	0	2	--	--	--	2
CIWQS - CA		SP	0	--	--	--	--	0
CIWQS 2 - CA		SP	0	--	--	--	--	0
CORTESE - CA		0.500	0	0	0	--	--	0
CUPA_BUTTE COUNTY - CA		0.250	0	0	--	--	--	0
CUPA_FRESNO COUNTY - CA		0.250	0	0	--	--	--	0
CUPA_PLACER COUNTY - CA		0.250	0	0	--	--	--	0
DAYCARE - CA	X	SP	--	--	--	--	--	1
DRYCLEANERS - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_AMADOR COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_ANTELOPE VALLEY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_BAY AREA - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_BUTTE COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_CALAVERAS COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_COLUSA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_EASTERN KERN COUNTY - CA		0.250	0	0	--	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
OTHER ASCERTAINABLE RECORDS *(cont.)*								
DRYCLEANERS_EL DORADO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_FEATHER RIVER - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_GLENN COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_GREAT BASIN UNIFIED - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_IMPERIAL COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_LAKE COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_LASSEN COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_MENDOCINO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_MOJAVE DESERT - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_MONTEREY BAY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_NORTH COAST UNIFIED - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_NORTHERN SIERRA - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_NORTHERN SONOMA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_PLACER COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SACRAMENTO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SAN DIEGO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SAN JOAQUIN VALLEY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SAN LUIS OBISPO - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SANTA BARBARA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SHASTA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SISKIYOU COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SOUTH COAST - CA		0.250	0	0	--	--	--	0

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
OTHER ASCERTAINABLE RECORDS *(cont.)*								
DRYCLEANERS_TEHAMA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_TUOLUMNE COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_VENTURA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_YOLO-SOLANO COUNTIES - CA		0.250	0	0	--	--	--	0
EMI - CA		SP	0	--	--	--	--	0
FA - CA		SP	0	--	--	--	--	0
FA 2 - CA		SP	0	--	--	--	--	0
FIRE AREAS - CA		1.000	0	0	0	0	--	0
GCC_SANTA CLARA VALLEY - CA		0.500	0	0	0	--	--	0
HAZMAT INCIDENT_CONTRA COSTA COUNTY - CA		0.250	0	0	--	--	--	0
HAZMAT_CITY OF SAN JOSE - CA		0.250	0	0	--	--	--	0
HAZMAT_SACRAMENTO COUNTY - CA		0.250	0	0	--	--	--	0
HAZMAT_SAN BERNARDINO COUNTY - CA		0.250	0	0	--	--	--	0
HAZMAT_SAN DIEGO COUNTY - CA		0.250	0	0	--	--	--	0
HAZMAT_SANTA CLARA COUNTY - CA		0.250	0	0	--	--	--	0
HAZNET - CA	X	0.250	12	19	--	--	--	32
HAZWASTE_ORANGE COUNTY - CA		0.500	0	0	0	--	--	0
HIGH FIRE - CA		1.000	0	0	0	0	--	0
HIST CORTESE - CA		0.500	0	0	0	--	--	0
HIST DRYCLEANERS_SAN DIEGO COUNTY - CA		0.250	0	0	--	--	--	0
HIST HAZNET - CA		0.250	0	0	--	--	--	0
HIST HMS_LOS ANGELES COUNTY - CA		0.250	0	7	--	--	--	7
HIST HWP - CA		1.000	0	0	0	1	--	1
HIST LDS - CA		0.500	0	0	1	--	--	1
HIST MCS - CA		1.000	0	0	0	0	--	0
HIST NFA - CA		0.500	0	0	0	--	--	0
HIST SOLVENTS_SANTA CLARA CO - CA		0.250	0	0	--	--	--	0
HMS_LOS ANGELES COUNTY - CA		0.250	0	8	--	--	--	8

DATABASE	SUBJECT PROPERTY	SEARCH DISTANCE (MILES)	<1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	>1	TOTAL MAPPED
OTHER ASCERTAINABLE RECORDS *(cont.)*								
HWM COMMERCIAL FACILITIES - CA		0.250	0	0	--	--	--	0
HWP - CA		1.000	0	0	0	1	--	1
HWT - CA		0.250	0	0	--	--	--	0
LDS - CA		0.500	0	0	2	--	--	2
LOP_SANTA CLARA COUNTY - CA		0.500	0	0	0	--	--	0
MCS - CA		1.000	0	0	0	0	--	0
MWMP - CA		0.250	0	0	--	--	--	0
MWMP 2 - CA		0.250	0	0	--	--	--	0
NFA - CA		0.500	0	0	0	--	--	0
NFE - CA		0.500	0	0	0	--	--	0
NPDES - CA		SP	0	--	--	--	--	0
PERCHLORATE 2 - CA		0.500	0	0	0	--	--	0
PFAS - CA		0.500	0	0	0	--	--	0
PFAS DOD - CA		0.500	0	0	0	--	--	0
PFAS GAMA - CA		0.500	0	0	0	--	--	0
PROPOSITION 65 - CA		1.000	0	0	0	0	--	0
RFR - CA		SP	0	--	--	--	--	0
SITES INVENTORY_VENTURA COUNTY - CA		1.000	0	0	0	0	--	0
SMU_SANTA BARBARA COUNTY - CA		1.000	0	0	0	0	--	0
SWAT - CA		SP	0	--	--	--	--	0
VCCP_VENTURA COUNTY - CA		0.500	0	0	0	--	--	0
WDR - CA		SP	0	--	--	--	--	0
WDS - CA		SP	0	--	--	--	--	0
WILDLANDS - CA		1.000	0	0	0	0	--	0
WIP - CA		0.250	0	4	--	--	--	4
OTHER								
SEISMIC - CA		1.000	0	0	0	0	--	0

Map Id: A1
Direction:
Distance:
Elevation:
Relative:

Site Name : SAN GABRIEL VALLEY (AREA 2)
34.092828, -117.936405
BALDWIN PARK, CA 91706

Database(s) : [CDC HAZDAT]

Envirosite ID: 50652506
EPA ID: N/R

CDC HAZDAT

Site ID :	CAD980818512
ORIG FID :	197
FEMA Region :	09
Latitude :	34.0928275422
Longitude :	-117.936405124

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : 1X ELLINGTON ELEMENTARY SCHOOL | ELLINGTON SCHOOL K-8 | ALICE M. ELLINGTON ELEMENTARY
5034 N CLYDEBANK
COVINA | Covina, CA

Database(s) : [DAYCARE, DAYCARE - CA, EJ SCHOOLS, HAZNET - CA, HWG - CA, SCHOOLS PUBLIC]

Envirosite ID: 57608276
EPA ID: CAP999001168

DAYCARE

Facility Name :	OPTIONS CDC ELLINGTON
Facility Address :	5034 N. CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES
ID Number :	1222264069
Type :	CENTER BASED
Status :	OPEN
ST Subtype :	DAY CARE CENTER
NAICS Code :	624410
NAICS Description :	CHILD DAY CARE CENTERS
Population :	24
Telephone :	(626) 858-0527
County FIPS :	06037
Country :	USA
Source Date :	2022-05-17
Val Date :	2020-05-14
Latitude :	34.10275
Longitude :	-117.9214

DAYCARE - CA

Facility Name :	OPTIONS CDC ELLINGTON
Facility Address :	5034 N. CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES
License Date :	2013-10-23
Closed Date :	2020-03-13
Last Visit Date :	2018-02-12
Facility Status :	CLOSED
Facility Number :	198017726
Facility Type :	DAY CARE CENTER

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : 1X ELLINGTON ELEMENTARY SCHOOL | ELLINGTON SCHOOL K-8 | ALICE M. ELLINGTON ELEMENTARY
5034 N CLYDEBANK
COVINA | Covina, CA

Database(s) : [DAYCARE, DAYCARE - CA, EJ SCHOOLS, HAZNET - CA, HWG - CA, SCHOOLS PUBLIC] ***(cont.)***

Envirosite ID: 57608276
EPA ID: CAP999001168

DAYCARE - CA ***(cont.)***

Facility Capacity :	24
Regional Office :	33
Licensee Name :	OPTIONS FOR LEARNING
Facility Administrator :	ANGELICA RIVERA
Facility Telephone Number :	(626) 858-0527

Contact Details

Facility Number :	198017726
Contact Address :	N/R
Contact Phone :	N/R

EJ SCHOOLS

Facility Name :	Alice M. Ellington Elementary
Facility Address :	5034 N. Clydebank, Covina, CA 91722
NCES School ID :	060360000271
LEA ID :	0603600
School Year :	2021-2022
Latitude :	34.103605
Longitude :	-117.920612

HAZNET - CA

Facility Name :	1X ELLINGTON ELEMENTARY SCHOOL
Facility Address :	5034 N CLYDEBANK, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAP999001168
Active :	Inactive
Category :	FEDERAL
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	--, AZUSA, CA 917020000
Latitude :	34.10341540
Longitude :	-117.92109374
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08
Facility Name :	ELLINGTON SCHOOL K-8
Facility Address :	5034 N CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : 1X ELLINGTON ELEMENTARY SCHOOL | ELLINGTON SCHOOL K-8 | ALICE M. ELLINGTON ELEMENTARY
5034 N CLYDEBANK
COVINA | Covina, CA

Database(s) : [DAYCARE, DAYCARE - CA, EJ SCHOOLS, HAZNET - CA, HWG - CA, SCHOOLS PUBLIC] ***(cont.)***

Envirosite ID: 57608276
EPA ID: CAP999001168

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAC002865631
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	546 S. CITRUS AVE, AZUSA, CA 91702
Latitude :	34.10342110
Longitude :	-117.92108906
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	1X ELLINGTON ELEMENTARY SCHOOL
Facility Address :	5034 N CLYDEBANK, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAP999001168
Status :	Inactive
Category :	FEDERAL
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	AZUSA, CA 917020000
Owner Name :	EXT 227
Owner Address :	N/A
Operator Name :	SUE ROBINSON
Operator Address :	N/A
Latitude :	34.103489
Longitude :	-117.921124

Facility Name :	ELLINGTON SCHOOL K-8
Facility Address :	5034 N CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002865631
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	546 S. CITRUS AVE, AZUSA, CA 91702
Owner Name :	AZUSA USD
Owner Address :	546 S. CITRUS AVE, AZUSA, CA 91702
Operator Name :	DARRIN HOWARD
Operator Address :	546 S. CITRUS AVE, AZUSA, CA 91702
Latitude :	-90.0
Longitude :	180.0

Map Id: A2
Direction:
Distance:
Elevation:
Relative:

Site Name : 1X ELLINGTON ELEMENTARY SCHOOL | ELLINGTON SCHOOL K-8 | ALICE M. ELLINGTON ELEMENTARY
5034 N CLYDEBANK
COVINA | Covina, CA

Database(s) : [DAYCARE, DAYCARE - CA, EJ SCHOOLS, HAZNET - CA, HWG - CA, SCHOOLS PUBLIC] ***(cont.)***

Envirosite ID: 57608276
EPA ID: CAP999001168

SCHOOLS PUBLIC

Facility Name :	ALICE M. ELLINGTON ELEMENTARY
Facility Address :	5034 N. CLYDEBANK, COVINA, CA 91722-1115
County :	LOS ANGELES
NCES ID :	060360000271
TYPE ID :	1
Status :	1
Population :	278
NAICS Code :	611110
NAICS Desc :	ELEMENTARY AND SECONDARY SCHOOLS
Level :	ELEMENTARY
Enrollment :	267
ST Grade :	KG
End Grade :	08
FT Teacher :	11
Telephone :	(626) 858-6800
County Fips :	06037
Country :	USA
District ID :	0603600
Shelter ID :	NOT AVAILABLE
Souce Date :	2024-01-31
Val Date :	2016-02-11
Source :	Click here for hyperlink provided by the agency.
Latitude :	34.103584
Longitude :	-117.92064
Last Date in Agency List :	2024-06-24

Map Id: 3
Direction: WSW
Distance: 0.018 mi., 93 ft.
Elevation: 467 ft.
Relative: Lower

Site Name : NADIA IBANEZ
16604 E TUDOR ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608278
EPA ID: CAC002821586

HAZNET - CA

Facility Name :	NADIA IBANEZ
Facility Address :	16604 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002821586
Active :	Inactive
Category :	STATE
Facility Types :	N/R

Map Id: 3
Direction: WSW
Distance: 0.018 mi., 93 ft.
Elevation: 467 ft.
Relative: Lower

Site Name : NADIA IBANEZ
16604 E TUDOR ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608278
EPA ID: CAC002821586

HAZNET - CA ***(cont.)***

Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16604 E TUDOR ST, COVINA, CA 917221142
Latitude :	34.10189842
Longitude :	-117.92217047
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2015: 151 - Asbestos containing waste, 0.23 tons to AZC950823111

HWG - CA

Facility Name :	NADIA IBANEZ
Facility Address :	16604 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002821586
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16604 E TUDOR ST, COVINA, CA 917221142
Owner Name :	NADIA IBANEZ
Owner Address :	16604 E TUDOR ST, COVINA, CA 917221142
Operator Name :	NADIA IBANEZ
Operator Address :	16604 E TUDOR ST, COVINA, CA 917221142
Latitude :	34.101898
Longitude :	-117.92217

Map Id: 4
Direction: W
Distance: 0.020 mi., 109 ft.
Elevation: 469 ft.
Relative: Lower

Site Name : KAREN VOLLNER C/O JOHN MOOTZ
4953 CLYDEBANK
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608277
EPA ID: CAC001199432

HAZNET - CA

Facility Name :	KAREN VOLLNER C/O JOHN MOOTZ
Facility Address :	4953 CLYDEBANK, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC001199432
Active :	Inactive

Map Id: 4
Direction: W
Distance: 0.020 mi., 109 ft.
Elevation: 469 ft.
Relative: Lower

Site Name : KAREN VOLLNER C/O JOHN MOOTZ
4953 CLYDEBANK
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608277
EPA ID: CAC001199432

HAZNET - CA ***(cont.)***

Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	10995 LILLIAN LN., SOUTH GATE, CA 902800000
Latitude :	34.10233982
Longitude :	-117.92211945
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	KAREN VOLLNER C/O JOHN MOOTZ
Facility Address :	4953 CLYDEBANK, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC001199432
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	10995 LILLIAN LN., SOUTH GATE, CA 902800000
Owner Name :	JOHN MOOTZ
Owner Address :	4953 CLYDEBANK, COVINA, CA 917220000
Operator Name :	JOHN MOOTZ
Operator Address :	10995 LILLIAN LN., SOUTH GATE, CA 902800000
Latitude :	34.102485
Longitude :	-117.921962

Map Id: 5
Direction: E
Distance: 0.025 mi., 133 ft.
Elevation: 476 ft.
Relative: Higher

Site Name : JUETTE DEAS
16709 EAST GROVERDALE STREET
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608279
EPA ID: CAC002933343

HAZNET - CA

Facility Name :	JUETTE DEAS
Facility Address :	16709 EAST GROVERDALE STREET, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002933343
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY

Map Id: 5
Direction: E
Distance: 0.025 mi., 133 ft.
Elevation: 476 ft.
Relative: Higher

Site Name : JUETTE DEAS
16709 EAST GROVERDALE STREET
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608279
EPA ID: CAC002933343

HAZNET - CA ***(cont.)***

Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16709 EAST GROVERDALE STREET, COVINA, CA 91722
Latitude :	34.10260804
Longitude :	-117.91951144
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	JUETTE DEAS
Facility Address :	16709 EAST GROVERDALE STREET, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002933343
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16709 EAST GROVERDALE STREET, COVINA, CA 91722
Owner Name :	JUETTE DEAS
Owner Address :	16709 EAST GROVERDALE STREET, COVINA, CA 91722
Operator Name :	JUETTE DEAS
Operator Address :	16709 EAST GROVERDALE STREET, COVINA, CA 91722
Latitude :	34.102608
Longitude :	-117.919511

Map Id: 6
Direction: NE
Distance: 0.032 mi., 172 ft.
Elevation: 477 ft.
Relative: Higher

Site Name : ANGELA GARCIA
16710 E DEVANAH ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608280
EPA ID: CAC002950547

HAZNET - CA

Facility Name :	ANGELA GARCIA
Facility Address :	16710 E DEVANAH ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002950547
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16710 E DEVANAH ST, COVINA, CA 91722

Map Id: 6
Direction: NE
Distance: 0.032 mi., 172 ft.
Elevation: 477 ft.
Relative: Higher

Site Name : ANGELA GARCIA
16710 E DEVANAH ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608280
EPA ID: CAC002950547

HAZNET - CA ***(cont.)***

Latitude :	34.10374408
Longitude :	-117.91960814
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details
State Waste : 2018: 151 - Asbestos containing waste, 0.23000 tons to CAD009007626

HWG - CA

Facility Name :	ANGELA GARCIA
Facility Address :	16710 E DEVANAH ST, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002950547
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16710 E DEVANAH ST, COVINA, CA 91722
Owner Name :	ANGELA GARCIA
Owner Address :	16710 E DEVANAH ST, COVINA, CA 91722
Operator Name :	ANGELA GARCIA
Operator Address :	16710 E DEVANAH ST, COVINA, CA 91722
Latitude :	34.103744
Longitude :	-117.919608

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN]

Envirosite ID: 57608281
EPA ID: N/R

ECHO

Facility Name :	KATHERINE PRIDDLE
Facility Address :	16714 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

ECHO ***(cont.)***

Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

ECHO ***(cont.)***

Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2021-04-16
Last Inspection Date :	N/R
Registry ID :	110071057719
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

ECHO ***(cont.)***

CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2024-07-12

Facility Name :	MEDINA, THEODORE
Facility Address :	16714 E. TUDOR STREET, COVINA, CA 91722
County :	LOS ANGELES

Last Inspection Date :	N/R
Registry ID :	110070575867
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

ECHO ***(cont.)***

Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	GDT-ADDRESS MATCHING (GEOCODING)
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	150
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91722
Derived CD113 :	32
Derived CB2010 :	060374058002016
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

ECHO ***(cont.)***

US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.101744
Longitude :	-117.919074
Last Date in Agency List :	2024-07-12
Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

ECHO ***(cont.)***

CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	N/R
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2019-07-15

FRS

Facility Name :	KATHERINE PRIDDLE
Facility Address :	16714 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Registry ID :	110071057719
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

FRS ***(cont.)***

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAC003103972
Facility Name :	MEDINA, THEODORE
Facility Address :	16714 E. TUDOR STREET, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Registry ID :	110070575867
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAC003010853

HAZNET - CA

Facility Name :	KATHERINE PRIDDLE
Facility Address :	16714 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAC003103972
Active :	Active
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16714 E TUDOR ST, COVINA, CA 91722
Latitude :	34.10160401
Longitude :	-117.91907002
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08
Facility Name :	MEDINA, THEODORE
Facility Address :	16714 E. TUDOR STREET, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC003010853
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Latitude :	34.10169272
Longitude :	-117.91942538
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2019: 151 - Asbestos containing waste, 0.46000 tons to AZR000520882

HWG - CA

Facility Name :	KATHERINE PRIDDLE
Facility Address :	16714 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC003103972
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16714 E TUDOR ST, COVINA, CA 91722
Owner Name :	KATHERINE PRIDDLE
Owner Address :	16714 E TUDOR ST, COVINA, CA 91722

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

HWG - CA ***(cont.)***

Operator Name :	KATHERINE PRIDDLE
Operator Address :	16714 E TUDOR ST, COVINA, CA 91722
Latitude :	34.101604
Longitude :	-117.91907
Facility Name :	MEDINA, THEODORE
Facility Address :	16714 E. TUDOR STREET, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC003010853
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Owner Name :	MEDINA, THEODORE
Owner Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Operator Name :	MEDINA, THEODORE
Operator Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Latitude :	34.101693
Longitude :	-117.919425

MANIFEST EPA

Manifest Details

Manifest Number :	019813789JJK
Shipped Date :	2019-04-22
Updated Date :	2019-11-18
Received Date :	2019-05-13
Status :	Signed
Generator ID :	CAC003010853
Generator Name :	MEDINA, THEODORE
Generator Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Generator Mailing :	16714 E. TUDOR STREET, COVINA, CA 91722
Generator Contact :	N/R
Destination ID :	AZR000520882
Destination Name :	LA PAZ COUNTY REGIONAL LANDFILL
Destination Mailing :	26999 HIGHWAY 95 MILE POST 128, PARKER, AZ 85344
Destination Address :	26999 HIGHWAY 95, PARKER, AZ 85344
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	Y
DOT ID Number :	NA2212
DOT Information :	RQ NA2212, ASBESTOS,9,III

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Non Waste Description :	N/R
Quantity :	2 Cubic Yards
Quantity Tons, Acute, Non-Acute :	1.68, 0, 1.68
Quantity Kg, Acute, Non-Acute :	0, 1523.8104
Quantity Tons, Haz, Non-Haz :	0, 1.68
Quantity Kg, Haz, Non-Haz :	0, 1523.8104
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 151

RCRA_NONGEN

Facility Name :	KATHERINE PRIDDLE
Facility Address :	16714 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2021-02-04
EPA ID :	CAC003103972
Mailing Address :	16714 E TUDOR ST, COVINA, CA 91722
Contact :	KATHERINE PRIDDLE
Contact Address :	16714 E TUDOR ST, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	626-759-5281
Contact Email :	PRIDDLEFAMKAT@AOL.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	KATHERINE PRIDDLE
Owner/Operator Address :	16714 E TUDOR ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-759-5281
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R
Owner/Operator Name :	KATHERINE PRIDDLE
Owner/Operator Address :	16714 E TUDOR ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-759-5281
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Facility Name :	MEDINA, THEODORE
Facility Address :	16714 E. TUDOR STREET, COVINA, CA 91722
County :	LOS ANGELES

Date Form Received by Agency :	2019-04-18
EPA ID :	CAC003010853
Mailing Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Contact :	MEDINA, THEODORE
Contact Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	626-759-5281
Contact Email :	ANDREWC@PWSEI.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	MEDINA, THEODORE
Owner/Operator Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Owner/Operator Country :	N/R

Map Id: B7
Direction: SE
Distance: 0.044 mi., 233 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : MEDINA, THEODORE | KATHERINE PRIDDLE
16714 E. TUDOR STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608281
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Owner/Operator Telephone :	626-759-5281
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	MEDINA, THEODORE
Owner/Operator Address :	16714 E. TUDOR STREET, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-759-5281
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	Y
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: B8
Direction: ESE
Distance: 0.053 mi., 278 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : EDGAR MILAN
16720 E. TUDOR STREET
WEST COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608282
EPA ID: CAC002910162

HAZNET - CA

Facility Name :	EDGAR MILAN
Facility Address :	16720 E. TUDOR STREET, WEST COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002910162
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16720 E. TUDOR STREET, WEST COVINA, CA 91722
Latitude :	34.10169453
Longitude :	-117.91934134
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	EDGAR MILAN
Facility Address :	16720 E. TUDOR STREET, WEST COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC002910162
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16720 E. TUDOR STREET, WEST COVINA, CA 91722
Owner Name :	EDGAR MILAN
Owner Address :	16720 E. TUDOR STREET, WEST COVINA, CA 91722
Operator Name :	EDGAR MILAN
Operator Address :	16720 E. TUDOR STREET, WEST COVINA, CA 91722
Latitude :	-90.0
Longitude :	180.0

Map Id: C9
Direction: NNW
Distance: 0.069 mi., 364 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : FEDELE & ELEANOR MURACA
5088 N CONEY AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608285
EPA ID: CAC002689216

HAZNET - CA

Facility Name :	FEDELE & ELEANOR MURACA
Facility Address :	5088 N CONEY AVE, COVINA, CA 91722
County :	LOS ANGELES

Map Id: C9
Direction: NNW
Distance: 0.069 mi., 364 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : FEDELE & ELEANOR MURACA
5088 N CONEY AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608285
EPA ID: CAC002689216

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAC002689216
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5088 N CONEY AVE, COVINA, CA 91722
Latitude :	34.10455692
Longitude :	-117.92154625
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2012: 151 - Asbestos containing waste, 0.4 tons to AZC950823111

HWG - CA

Facility Name :	FEDELE & ELEANOR MURACA
Facility Address :	5088 N CONEY AVE, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002689216
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5088 N CONEY AVE, COVINA, CA 91722
Owner Name :	FEDELE & ELEANOR MURACA
Owner Address :	5088 N CONEY AVE, COVINA, CA 91722
Operator Name :	FEDELE & ELEANOR MURACA
Operator Address :	5088 N CONEY AVE, COVINA, CA 91722
Latitude :	34.10467
Longitude :	-117.92135

Map Id: B10
Direction: ESE
Distance: 0.074 mi., 392 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : CESAR MEJIA
16732 E TUDOR ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608283
EPA ID: CAC002689201

HAZNET - CA

Facility Name :	CESAR MEJIA
Facility Address :	16732 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES

Map Id: B10
Direction: ESE
Distance: 0.074 mi., 392 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : CESAR MEJIA
16732 E TUDOR ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608283
EPA ID: CAC002689201

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAC002689201
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16732 E TUDOR ST, COVINA, CA 917221144
Latitude :	34.10169817
Longitude :	-117.91917325
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2012: 151 - Asbestos containing waste, 0.4 tons to AZC950823111

HWG - CA

Facility Name :	CESAR MEJIA
Facility Address :	16732 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002689201
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16732 E TUDOR ST, COVINA, CA 917221144
Owner Name :	CESAR MEJIA
Owner Address :	16732 E TUDOR ST, COVINA, CA 917221144
Operator Name :	CESAR MEJIA
Operator Address :	16732 E TUDOR ST, COVINA, CA 917221144
Latitude :	34.101698
Longitude :	-117.919173

Map Id: B11
Direction: ESE
Distance: 0.081 mi., 426 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : CHERICE CARTER
16733 E GREENHAVEN ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608288
EPA ID: CAC002688961

HAZNET - CA

Facility Name :	CHERICE CARTER
Facility Address :	16733 E GREENHAVEN ST, COVINA, CA 91722
County :	LOS ANGELES

Map Id: B11
Direction: ESE
Distance: 0.081 mi., 426 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : CHERICE CARTER
16733 E GREENHAVEN ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608288
EPA ID: CAC002688961

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAC002688961
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16733 E GREENHAVEN ST, COVINA, CA 91722
Latitude :	34.10109080
Longitude :	-117.91929783
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2012: 151 - Asbestos containing waste, 0.4 tons to AZC950823111

HWG - CA

Facility Name :	CHERICE CARTER
Facility Address :	16733 E GREENHAVEN ST, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002688961
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16733 E GREENHAVEN ST, COVINA, CA 91722
Owner Name :	CHERICE CARTER
Owner Address :	16733 E GREENHAVEN ST, COVINA, CA 91722
Operator Name :	CHERICE CARTER
Operator Address :	16733 E GREENHAVEN ST, COVINA, CA 91722
Latitude :	34.10131
Longitude :	-117.91846

Map Id: D12
Direction: N
Distance: 0.084 mi., 445 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : LARRY PLUMMER
16678 BYGROVE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN]

Envirosite ID: 57608286
EPA ID: CAC003073775

ECHO

Facility Name :	LARRY PLUMMER
Facility Address :	16678 BYGROVE ST, COVINA, CA 91722
County :	LOS ANGELES

Map Id: D12
Direction: N
Distance: 0.084 mi., 445 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : LARRY PLUMMER
16678 BYGROVE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608286
EPA ID: CAC003073775

ECHO ***(cont.)***

Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R

Map Id: D12
Direction: N
Distance: 0.084 mi., 445 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : LARRY PLUMMER
16678 BYGROVE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608286
EPA ID: CAC003073775

ECHO ***(cont.)***

Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2020-12-31

Last Inspection Date :	N/R
Registry ID :	110070854295
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R

Map Id: D12
Direction: N
Distance: 0.084 mi., 445 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : LARRY PLUMMER
16678 BYGROVE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608286
EPA ID: CAC003073775

ECHO ***(cont.)***

CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2024-07-12

FRS

Facility Name :	LARRY PLUMMER
Facility Address :	16678 BYGROVE ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Registry ID :	110070854295
FRS Facility URL :	Click here for hyperlink provided by the agency.

Map Id: D12
Direction: N
Distance: 0.084 mi., 445 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : LARRY PLUMMER
16678 BYGROVE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608286
EPA ID: CAC003073775

FRS ***(cont.)***

Last Date in Agency List : 2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest
Source and System ID : RCRAINFO - CAC003073775

HAZNET - CA

Facility Name : LARRY PLUMMER
Facility Address : 16678 BYGROVE ST, COVINA, CA 91722
County : LOS ANGELES

Site Details
Generator EPA ID : CAC003073775
Active : Inactive
Category : STATE
Facility Types : N/R
Type : TEMPORARY
Contact Name : N/R
Contact Phone : N/R
Facility Mailing Address : 16678 BYGROVE ST, COVINA, CA 91722
Latitude : 34.10532800
Longitude : -117.92037902
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2021-07-08

HWG - CA

Facility Name : LARRY PLUMMER
Facility Address : 16678 BYGROVE ST, COVINA, CA 91722
County : LOS ANGELES

EPA ID : CAC003073775
Status : Inactive
Category : STATE
Type : TEMPORARY
Facility Type : N/R
Mailing Address : 16678 BYGROVE ST, COVINA, CA 91722

Map Id: D12
Direction: N
Distance: 0.084 mi., 445 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : LARRY PLUMMER
16678 BYGROVE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608286
EPA ID: CAC003073775

HWG - CA ***(cont.)***

Owner Name :	LARRY PLUMMER
Owner Address :	16678 BYGROVE ST, COVINA, CA 91722
Operator Name :	LARRY PLUMMER
Operator Address :	16678 BYGROVE ST, COVINA, CA 91722
Latitude :	34.105328
Longitude :	-117.920379

MANIFEST EPA

Manifest Details

Manifest Number :	020929709JJK
Shipped Date :	2020-07-08
Updated Date :	2020-07-28
Received Date :	2020-07-08
Status :	Signed
Generator ID :	CAC003073775
Generator Name :	LARRY PLUMMER
Generator Address :	16678 BYGROVE ST, COVINA, CA 91722
Generator Mailing :	16678 BYGROVE ST, COVINA, CA 91722
Generator Contact :	N/R
Destination ID :	CAD009007626
Destination Name :	AZUSA LAND RECLAMATION CO INC
Destination Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Destination Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	Y
DOT ID Number :	NA2212
DOT Information :	RQ NA2212, ASBESTOS, 9, PG III
Non Waste Description :	N/R
Quantity :	1 Cubic Yards
Quantity Tons, Acute, Non-Acute :	0.84, 0, 0.84
Quantity Kg, Acute, Non-Acute :	0, 761.9052
Quantity Tons, Haz, Non-Haz :	0, 0.84
Quantity Kg, Haz, Non-Haz :	0, 761.9052
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 151

RCRA_NONGEN

Facility Name :	LARRY PLUMMER
Facility Address :	16678 BYGROVE ST, COVINA, CA 91722
County :	LOS ANGELES

Map Id: D12
Direction: N
Distance: 0.084 mi., 445 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : LARRY PLUMMER
16678 BYGROVE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608286
EPA ID: CAC003073775

RCRA_NONGEN ***(cont.)***

Date Form Received by Agency :	2020-07-07
EPA ID :	CAC003073775
Mailing Address :	16678 BYGROVE ST, COVINA, CA 91722
Contact :	LARRY PLUMMER
Contact Address :	16678 BYGROVE ST, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	626-532-1552
Contact Email :	KARLA@SUPERIORENV.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	LARRY PLUMMER
Owner/Operator Address :	16678 BYGROVE ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-532-1552
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	LARRY PLUMMER
Owner/Operator Address :	16678 BYGROVE ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-532-1552
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N

Map Id: D12
Direction: N
Distance: 0.084 mi., 445 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : LARRY PLUMMER
16678 BYGROVE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608286
EPA ID: CAC003073775

RCRA_NONGEN ***(cont.)***

Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: E13
Direction: WNW
Distance: 0.085 mi., 448 ft.
Elevation: 468 ft.
Relative: Lower

Site Name : MICHAEL LA TEER
5021 N CONEY AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608287
EPA ID: CAC002921962

HAZNET - CA

Facility Name :	MICHAEL LA TEER
Facility Address :	5021 N CONEY AVE, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002921962
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5021 N CONEY AVE, COVINA, CA 91722
Latitude :	34.10361588
Longitude :	-117.92245009
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	MICHAEL LA TEER
Facility Address :	5021 N CONEY AVE, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002921962
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5021 N CONEY AVE, COVINA, CA 91722

Map Id: E13
Direction: WNW
Distance: 0.085 mi., 448 ft.
Elevation: 468 ft.
Relative: Lower

Site Name : MICHAEL LA TEER
5021 N CONEY AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608287
EPA ID: CAC002921962

HWG - CA ***(cont.)***

Owner Name :	MICHAEL LA TEER
Owner Address :	5021 N CONEY AVE, COVINA, CA 91722
Operator Name :	MICHAEL LA TEER
Operator Address :	5021 N CONEY AVE, COVINA, CA 91722
Latitude :	34.103616
Longitude :	-117.92245

Map Id: C14
Direction: NW
Distance: 0.090 mi., 474 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : CONEY AVE. MERCURY
5077 NORTH CONEY AVE
COVINA | Covina, CA

Database(s) : [CERCLIS-HIST, FRS, HIST CHMIRS - CA, SEMS_8R_ACTIVE SITES]

Envirosite ID: 57608284
EPA ID: CAN000908554

CERCLIS-HIST

Facility Name :	CONEY AVE. MERCURY
Facility Address :	5077 NORTH CONEY AVE, COVINA, CA
County :	LOS ANGELES
Site ID :	0908554
Epa ID :	CAN000908554
Short Name :	CONEY AVE. MERCURY
Congressional District :	N/R
IFMS ID :	N/R
SMSA Number :	N/R
USGC Hydro Unit :	N/R
Federal Facility :	N
DMNSN Number :	N/R
Site Orphan Flag :	N/R
RCRA ID :	N/R
USGS Quadrangle :	N/R
Site Init by Prog :	R
NFRAP Flag :	N/R
Parent ID :	N/R
RST Code :	N/R
EPA Region :	09
Classification :	N/R
Site Settings Code :	N/R
NPL Status :	Not on the NPL
DMNSN Unit Code :	N/R
RBRAC Code :	N/R
RResp Fed Agency Code :	N/R
Non NPL Status :	Removal Only Site (No Site Assessment Work Needed)
Non NPL Status Date :	2007-10-29
Site Fips Code :	06037
CC Concurrence Date :	N/R
CC Concurrence FY :	N/R
Alias EPA ID :	N/R
Site FUDS Flag :	N/R

Map Id: C14
Direction: NW
Distance: 0.090 mi., 474 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : CONEY AVE. MERCURY
5077 NORTH CONEY AVE
COVINA | Covina, CA

Database(s) : [CERCLIS-HIST, FRS, HIST CHMIRS - CA, SEMS_8R_ACTIVE SITES] ***(cont.)***

Envirosite ID: 57608284
EPA ID: CAN000908554

CERCLIS-HIST ***(cont.)***

CERCLIS Site Contact Name(s)

Contact ID :	9270721
Contact Name :	Robert Wise
Contact Tel. :	5624996312
Contact Title :	On-Scene Coordinator (OSC)
Contact Email :	N/R
Contact ID :	13003854
Contact Name :	Leslie Ramirez
Contact Tel. :	4159723978
Contact Title :	Site Assessment Manager (SAM)
Contact Email :	N/R
Contact ID :	13003858
Contact Name :	Sharon Murray
Contact Tel. :	4159724250
Contact Title :	Site Assessment Manager (SAM)
Contact Email :	N/R
Contact ID :	13004003
Contact Name :	Carl Brickner
Contact Tel. :	N/R
Contact Title :	Site Assessment Manager (SAM)
Contact Email :	N/R
Alias Comments :	N/R
Site Description :	N/R

CERCLIS Assessment History

Action Code :	001
Action :	NON-NATIONAL PRIORITIES LIST POTENTIALLY RESPONSIBLE PARTY SEARCH
Date Started :	2007-10-29
Date Completed :	2007-10-29
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	EPA In-House
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R
Action Code :	001
Action :	POTENTIALLY RESPONSIBLE PARTY EMERGENCY REMOVAL
Date Started :	2007-10-29
Date Completed :	2007-10-29
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	Responsible Party
Planning Status :	Primary

Map Id: C14
Direction: NW
Distance: 0.090 mi., 474 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : CONEY AVE. MERCURY
5077 NORTH CONEY AVE
COVINA | Covina, CA

Database(s) : [CERCLIS-HIST, FRS, HIST CHMIRS - CA, SEMS_8R_ACTIVE SITES] ***(cont.)***

Envirosite ID: 57608284
EPA ID: CAN000908554

CERCLIS-HIST ***(cont.)***

Urgency Indicator :	1
Action Anomaly :	N/R

FRS

Facility Name :	CONEY AVE. MERCURY
Facility Address :	5077 NORTH CONEY AVE, COVINA, CA 91722-1000
County :	LOS ANGELES

Site Details

Registry ID :	110032629895
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

The Superfund Enterprise Management System (SEMS) integrates multiple legacy systems into a comprehensive tracking and reporting tool, providing data on the inventory of active and archived hazardous waste sites evaluated by the Superfund program. 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.

FRS Environmental Interest

Source and System ID :	SEMS - CAN000908554

HIST CHMIRS - CA

Facility Address :	5077 North Coney Ave, Covina
County :	Los Angeles County
Notified Date :	2007-10-29 00:03:00
Control Number :	07-6609
Substance 1 :	Mercury
Quantity 1 :	8
Measure 1 :	Oz.
Type 1 :	CHEMICAL
Pipeline 1 :	N/R
Vessel 1 (300 Tons) :	N/R
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	N/R
Vessel 2 (300 Tons) :	N/R
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R

Map Id: C14
Direction: NW
Distance: 0.090 mi., 474 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : CONEY AVE. MERCURY
5077 NORTH CONEY AVE
COVINA | Covina, CA

Database(s) : [CERCLIS-HIST, FRS, HIST CHMIRS - CA, SEMS_8R_ACTIVE SITES] ***(cont.)***

Envirosite ID: 57608284
EPA ID: CAN000908554

HIST CHMIRS - CA ***(cont.)***

Type 3 :	N/R
Pipeline 3 :	N/R
Vessel 3 (300 Tons) :	N/R
Description :	Homeowner had an accident and spilled the substance in the garage. Spill is confined within garage. Home was not contaminated.
Contained :	Yes
Water? :	No
Water Way :	N/R
Incident Date :	2007-10-28
Time :	1330
Spill Site :	Residence
Site :	N/R
Cause :	N/R
Other Causes :	N/R
Injuries (Y/N) :	N/R
Injuries Number :	0
Fatal (Y/N) :	N/R
Fatal Number :	0
Evacs (Y/N) :	N/R
Evacs Number :	0
Cleanup :	Reporting Party
Admin Agency :	L. A. County Fire Prevention

SEMS_8R_ACTIVE SITES

Facility Name :	CONEY AVE. MERCURY
Facility Address :	5077 NORTH CONEY AVE, COVINA, CA
County :	LOS ANGELES

Site Details

Site ID :	0908554
EPA ID :	CAN000908554
Region :	09
Congressional District :	N/R
Federal Facility :	N
Federal Facility Docket :	N
NPL Status :	Not on the NPL
Non NPL Status :	Removal Only Site (No Site Assessment Work Needed)
FIPS Code :	06037
Superfund Alternative Agreement :	N
Latitude :	34.087793
Longitude :	-117.889116
Last Date in Agency List :	2024-07-15

Additional Information

Start Date :	2007-10-29
Finish Date :	2007-10-29
OU :	00
Action Code :	PJ
Action Name :	RP EM REM

Map Id: C14
Direction: NW
Distance: 0.090 mi., 474 ft.
Elevation: 473 ft.
Relative: Higher

Site Name : CONEY AVE. MERCURY
5077 NORTH CONEY AVE
COVINA | Covina, CA

Database(s) : [CERCLIS-HIST, FRS, HIST CHMIRS - CA, SEMS_8R_ACTIVE SITES] ***(cont.)***

Envirosite ID: 57608284
EPA ID: CAN000908554

SEMS_8R_ACTIVE SITES ***(cont.)***

Sequence :	1
Quality :	C
Current Action Lead :	EPA Ovrsght

Map Id: E15
Direction: WNW
Distance: 0.106 mi., 562 ft.
Elevation: 468 ft.
Relative: Lower

Site Name : DAVID DUNHAM
5032 N. BURWOOD AVE.
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608289
EPA ID: CAC002728945

HAZNET - CA

Facility Name :	DAVID DUNHAM
Facility Address :	5032 N. BURWOOD AVE., COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002728945
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5032 N. BURWOOD AVE., COVINA, CA 91722
Latitude :	34.10335052
Longitude :	-117.92351502
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2013: 151 - Asbestos containing waste, 0.4 tons to CAD009007626

HWG - CA

Facility Name :	DAVID DUNHAM
Facility Address :	5032 N. BURWOOD AVE., COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002728945
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5032 N. BURWOOD AVE., COVINA, CA 91722

Map Id: E15
Direction: WNW
Distance: 0.106 mi., 562 ft.
Elevation: 468 ft.
Relative: Lower

Site Name : DAVID DUNHAM
5032 N. BURWOOD AVE.
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608289
EPA ID: CAC002728945

HWG - CA ***(cont.)***

Owner Name :	DAVID DUNHAM
Owner Address :	5032 N. BURWOOD AVE., COVINA, CA 91722
Operator Name :	DAVID DUNHAM
Operator Address :	5032 N. BURWOOD AVE., COVINA, CA 91722
Latitude :	34.10353
Longitude :	-117.92313

Map Id: D16
Direction: NNE
Distance: 0.129 mi., 681 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : ESTABAN LUJAN
5126 N CLYDEBANK AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608290
EPA ID: CAC002699871

HAZNET - CA

Facility Name :	ESTABAN LUJAN
Facility Address :	5126 N CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002699871
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5126 N CLYDEBANK AVE, COVINA, CA 917221015
Latitude :	34.10611096
Longitude :	-117.92023773
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2012: 151 - Asbestos containing waste, 0.4 tons to AZC950823111

HWG - CA

Facility Name :	ESTABAN LUJAN
Facility Address :	5126 N CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC002699871
Status :	Inactive
Category :	STATE
Type :	TEMPORARY

Map Id: D16
Direction: NNE
Distance: 0.129 mi., 681 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : ESTABAN LUJAN
5126 N CLYDEBANK AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608290
EPA ID: CAC002699871

HWG - CA ***(cont.)***

Facility Type :	N/R
Mailing Address :	5126 N CLYDEBANK AVE, COVINA, CA 917221015
Owner Name :	ESTABAN LUJAN
Owner Address :	5126 N CLYDEBANK AVE, COVINA, CA 917221015
Operator Name :	ESTABAN LUJAN
Operator Address :	5126 N CLYDEBANK AVE, COVINA, CA 917221015
Latitude :	34.1058
Longitude :	-117.91971

Map Id: E17
Direction: WNW
Distance: 0.131 mi., 692 ft.
Elevation: 469 ft.
Relative: Lower

Site Name : URBAN GRAFFITI ENETERPRISES
5051 BURWOOD AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608291
EPA ID: CAL912263306

HAZNET - CA

Facility Name :	URBAN GRAFFITI ENETERPRISES
Facility Address :	5051 BURWOOD AVE, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAL912263306
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	P O BOX 2383, COVINA, CA 917220000
Latitude :	34.10415900
Longitude :	-117.92325150
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	URBAN GRAFFITI ENETERPRISES
Facility Address :	5051 BURWOOD AVE, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAL912263306
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	P O BOX 2383, COVINA, CA 917220000
Owner Name :	JUAN REINOSO

Map Id: E17
Direction: WNW
Distance: 0.131 mi., 692 ft.
Elevation: 469 ft.
Relative: Lower

Site Name : URBAN GRAFFITI ENETERPRISES
5051 BURWOOD AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608291
EPA ID: CAL912263306

HWG - CA ***(cont.)***

Owner Address :	5051 BURWOOD AVE, COVINA, CA 917220000
Operator Name :	INACTIVE PER 95 FEE FORM
Operator Address :	N/A
Latitude :	34.103951
Longitude :	-117.923154

Map Id: 18
Direction: ESE
Distance: 0.134 mi., 707 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RON AND JULIE EUBANKS
4914 N ROXBURGH AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608292
EPA ID: CAC002782088

HAZNET - CA

Facility Name :	RON AND JULIE EUBANKS
Facility Address :	4914 N ROXBURGH AVE, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002782088
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	4914 N ROXBURGH AVE, COVINA, CA 917221151
Latitude :	34.10085891
Longitude :	-117.91739730
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2014: 151 - Asbestos containing waste, 0.46 tons to AZC950823111

HWG - CA

Facility Name :	RON AND JULIE EUBANKS
Facility Address :	4914 N ROXBURGH AVE, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC002782088
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R

Map Id: 18
Direction: ESE
Distance: 0.134 mi., 707 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RON AND JULIE EUBANKS
4914 N ROXBURGH AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608292
EPA ID: CAC002782088

HWG - CA ***(cont.)***

Mailing Address :	4914 N ROXBURGH AVE, COVINA, CA 917221151
Owner Name :	RON AND JULIE EUBANKS
Owner Address :	4914 N ROXBURGH AVE, COVINA, CA 917221151
Operator Name :	RON AND JULIE EUBANKS
Operator Address :	4914 N ROXBURGH AVE, COVINA, CA 917221151
Latitude :	34.100859
Longitude :	-117.917397

Map Id: 19
Direction: NW
Distance: 0.151 mi., 795 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : RANDALL GUST
5135 N. BURWOOD AVE.
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608293
EPA ID: CAC002708903

HAZNET - CA

Facility Name :	RANDALL GUST
Facility Address :	5135 N. BURWOOD AVE., COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002708903
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5135 N. BURWOOD AVE., COVINA, CA 91722
Latitude :	34.10519971
Longitude :	-117.92237699
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2012: 151 - Asbestos containing waste, 0.4 tons to CAD009007626

HWG - CA

Facility Name :	RANDALL GUST
Facility Address :	5135 N. BURWOOD AVE., COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC002708903
Status :	Inactive
Category :	STATE

Map Id: 19
Direction: NW
Distance: 0.151 mi., 795 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : RANDALL GUST
5135 N. BURWOOD AVE.
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608293
EPA ID: CAC002708903

HWG - CA ***(cont.)***

Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5135 N. BURWOOD AVE., COVINA, CA 91722
Owner Name :	RANDALL GUST
Owner Address :	5135 N. BURWOOD AVE., COVINA, CA 91722
Operator Name :	RANDALL GUST
Operator Address :	5135 N. BURWOOD AVE., COVINA, CA 91722
Latitude :	34.10535
Longitude :	-117.92254

Map Id: E20
Direction: WNW
Distance: 0.154 mi., 812 ft.
Elevation: 469 ft.
Relative: Lower

Site Name : CARLOS HAWTHORNE
5030 N MALO ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608294
EPA ID: CAC002618664

HAZNET - CA

Facility Name :	CARLOS HAWTHORNE
Facility Address :	5030 N MALO ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002618664
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	3505 HAWTHORN AVE, CHINO HILLS, CA 917092561
Latitude :	34.10412343
Longitude :	-117.92391239
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2007: 151 - Asbestos containing waste, 0.4 tons to CAD009007626

HWG - CA

Facility Name :	CARLOS HAWTHORNE
Facility Address :	5030 N MALO ST, COVINA, CA 91722
County :	LOS ANGELES

Map Id: E20
Direction: WNW
Distance: 0.154 mi., 812 ft.
Elevation: 469 ft.
Relative: Lower

Site Name : CARLOS HAWTHORNE
5030 N MALO ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608294
EPA ID: CAC002618664

HWG - CA ***(cont.)***

EPA ID :	CAC002618664
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	3505 HAWTHORN AVE, CHINO HILLS, CA 917092561
Owner Name :	CARLOS HAWTHORNE
Owner Address :	3505 HAWTHORN AVE, CHINO HILLS, CA 917092561
Operator Name :	CARLOS HAWTHORNE
Operator Address :	3505 HAWTHORN AVE, CHINO HILLS, CA 917092561
Latitude :	34.104123
Longitude :	-117.923912

Map Id: D21
Direction: NNE
Distance: 0.155 mi., 817 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : T-MOBILE WEST, LLC IE25384B
16734 E ARROW HWY
COVINA, CA 91722

Database(s) : [CALEPA SITES - CA]

Envirosite ID: 57608295
EPA ID: N/R

CALEPA SITES - CA

Facility Name :	T-MOBILE WEST, LLC IE25384B
Facility Address :	16734 E ARROW HWY, COVINA, 91722
Site ID :	445408
EI ID :	10776616
EI Description :	Chemical Storage Facilities
Latitude :	34.106123
Longitude :	-117.919301
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23

Map Id: 22
Direction: SW
Distance: 0.159 mi., 839 ft.
Elevation: 464 ft.
Relative: Lower

Site Name : SPENCER WAIN RIGHT
16520 E MASLINE ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608297
EPA ID: CAC002692940

HAZNET - CA

Facility Name :	SPENCER WAIN RIGHT
Facility Address :	16520 E MASLINE ST, COVINA, CA 91722
County :	LOS ANGELES

Map Id: 22
Direction: SW
Distance: 0.159 mi., 839 ft.
Elevation: 464 ft.
Relative: Lower

Site Name : SPENCER WAIN RIGHT
16520 E MASLINE ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608297
EPA ID: CAC002692940

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAC002692940
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16520 E MASLINE ST, COVINA, CA 91722
Latitude :	34.10012472
Longitude :	-117.92340771
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	SPENCER WAIN RIGHT
Facility Address :	16520 E MASLINE ST, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002692940
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16520 E MASLINE ST, COVINA, CA 91722
Owner Name :	SPENCER WAIN RIGHT
Owner Address :	16520 E MASLINE ST, COVINA, CA 91722
Operator Name :	SPENCER WAIN RIGHT
Operator Address :	16520 E MASLINE ST, COVINA, CA 91722
Latitude :	34.09997
Longitude :	-117.92341

Map Id: F23
Direction: E
Distance: 0.159 mi., 842 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ELANOR NEWCOMB
16840 E GROVERDALE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, RCRA_NONGEN]

Envirosite ID: 57608298
EPA ID: N/R

ECHO

Facility Name :	ELANOR NEWCOMB
Facility Address :	16840 E GROVERDALE ST, COVINA, CA 91722
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R

Map Id: F23
Direction: E
Distance: 0.159 mi., 842 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ELANOR NEWCOMB
16840 E GROVERDALE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608298
EPA ID: N/R

ECHO ***(cont.)***

EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R

Map Id: F23
Direction: E
Distance: 0.159 mi., 842 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ELANOR NEWCOMB
16840 E GROVERDALE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608298
EPA ID: N/R

ECHO ***(cont.)***

Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2020-12-31
Last Inspection Date :	N/R
Registry ID :	110070855107
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R

Map Id: F23
Direction: E
Distance: 0.159 mi., 842 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ELANOR NEWCOMB
16840 E GROVERDALE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608298
EPA ID: N/R

ECHO ***(cont.)***

CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2024-07-12

FRS

Facility Name :	ELANOR NEWCOMB
Facility Address :	16840 E GROVERDALE ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Registry ID :	110070855107
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Map Id: F23
Direction: E
Distance: 0.159 mi., 842 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ELANOR NEWCOMB
16840 E GROVERDALE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608298
EPA ID: N/R

FRS ***(cont.)***

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAC003075874

HAZNET - CA

Facility Name :	ELANOR NEWCOMB
Facility Address :	16840 E GROVERDALE ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC003075874
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16840 E GROVERDALE ST, COVINA, CA 91722
Latitude :	34.10235599
Longitude :	-117.91693297
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	ELANOR NEWCOMB
Facility Address :	16840 E GROVERDALE ST, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC003075874
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16840 E GROVERDALE ST, COVINA, CA 91722
Owner Name :	ELANOR NEWCOMB
Owner Address :	16840 E GROVERDALE ST, COVINA, CA 91722
Operator Name :	ELANOR NEWCOMB
Operator Address :	16840 E GROVERDALE ST, COVINA, CA 91722

Map Id: F23
Direction: E
Distance: 0.159 mi., 842 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ELANOR NEWCOMB
16840 E GROVERDALE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608298
EPA ID: N/R

HWG - CA ***(cont.)***

Latitude :	34.102356
Longitude :	-117.916933

RCRA_NONGEN

Facility Name :	ELANOR NEWCOMB
Facility Address :	16840 E GROVERDALE ST, COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2020-07-22
EPA ID :	CAC003075874
Mailing Address :	16840 E GROVERDALE ST, COVINA, CA 91722
Contact :	ELANOR NEWCOMB
Contact Address :	16840 E GROVERDALE ST, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	626-533-6916
Contact Email :	NEW_COMBELE@AOL.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	ELANOR NEWCOMB
Owner/Operator Address :	16840 E GROVERDALE ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-533-6916
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	ELANOR NEWCOMB
Owner/Operator Address :	16840 E GROVERDALE ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-533-6916
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R

Map Id: F23
Direction: E
Distance: 0.159 mi., 842 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ELANOR NEWCOMB
16840 E GROVERDALE ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608298
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN]

Envirosite ID: 57608296
EPA ID: N/R

ECHO

Facility Name :	ANDREW ZINK
Facility Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

ECHO ***(cont.)***

Three-Year Compliance Status :	
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

ECHO ***(cont.)***

NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2022-03-29
Last Inspection Date :	N/R
Registry ID :	110071244400
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

ECHO ***(cont.)***

Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2024-07-12

Facility Name :	RITA DAVIS
Facility Address :	5154 N CLYDEBANK, COVINA, CA 91722
County :	LOS ANGELES

Last Inspection Date :	N/R
Registry ID :	110070463654
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	GDT-ADDRESS MATCHING (GEOCODING)
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	150
Derived Tribes :	N/R

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

ECHO ***(cont.)***

Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91722
Derived CD113 :	32
Derived CB2010 :	060374058003004
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.106414
Longitude :	-117.920418
Last Date in Agency List :	2024-07-12

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

FRS

Facility Name : ANDREW ZINK
Facility Address : 5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
County : LOS ANGELES

Site Details
Registry ID : 110071244400
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest
Source and System ID : RCRAINFO - CAC003166133

Facility Name : RITA DAVIS
Facility Address : 5154 N CLYDEBANK, COVINA, CA 91722
County : LOS ANGELES

Site Details
Registry ID : 110070463654
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

FRS ***(cont.)***

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAC002972303

HAZNET - CA

Facility Name :	RITA DAVIS
Facility Address :	5154 N CLYDEBANK, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002972303
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5154 N CLYDEBANK, COVINA, CA 91722
Latitude :	34.10632281
Longitude :	-117.92038753
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2018: 151 - Asbestos containing waste, 0.23000 tons to CAD009007626

HWG - CA

Facility Name :	ANDREW ZINK
Facility Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC003166133
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Owner Name :	ANDREW ZINK
Owner Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Operator Name :	ANDREW ZINK
Operator Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Latitude :	34.106391
Longitude :	-117.920199

Facility Name :	RITA DAVIS
Facility Address :	5154 N CLYDEBANK, COVINA, CA 91722
County :	LOS ANGELES

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

HWG - CA ***(cont.)***

EPA ID :	CAC002972303
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5154 N CLYDEBANK, COVINA, CA 91722
Owner Name :	RITA DAVIS
Owner Address :	5154 N CLYDEBANK, COVINA, CA 91722
Operator Name :	RITA DAVIS
Operator Address :	5154 N CLYDEBANK, COVINA, CA 91722
Latitude :	34.106323
Longitude :	-117.920388

MANIFEST EPA

Manifest Details

Manifest Number :	023706537JJK
Shipped Date :	2022-04-06
Updated Date :	2022-04-27
Received Date :	2022-04-08
Status :	Signed
Generator ID :	CAC003166133
Generator Name :	ANDREW ZINK
Generator Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Generator Mailing :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Generator Contact :	N/R
Destination ID :	CAD009007626
Destination Name :	AZUSA LAND RECLAMATION CO INC
Destination Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Destination Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	Y
DOT ID Number :	NA2212
DOT Information :	RQ, NA2212, Asbestos, 9, PG III
Non Waste Description :	N/R
Quantity :	1 Cubic Yards
Quantity Tons, Acute, Non-Acute :	0.84, 0, 0.84
Quantity Kg, Acute, Non-Acute :	0, 761.9052
Quantity Tons, Haz, Non-Haz :	0, 0.84
Quantity Kg, Haz, Non-Haz :	0, 761.9052
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 151

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Manifest Details

Manifest Number :	002913854GBF
Shipped Date :	2018-07-23
Updated Date :	2018-08-16
Received Date :	2018-07-31
Status :	Signed
Generator ID :	CAC002972303
Generator Name :	Rita Daris
Generator Address :	5154 N Clydebank, Conna, CA 91722
Generator Mailing :	5154 N Clydebank, Conna, CA 91722
Generator Contact :	N/R
Destination ID :	CAD009007626
Destination Name :	AZUSA LAND RECLAMATION CO INC
Destination Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Destination Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NA2212, Waste Asbestos, 9, III, RQ
Quantity :	1 Cubic Yards
Quantity Tons, Acute, Non-Acute :	0.84, 0, 0.84
Quantity Kg, Acute, Non-Acute :	0, 761.9052
Quantity Tons, Haz, Non-Haz :	0, 0.84
Quantity Kg, Haz, Non-Haz :	0, 761.9052
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 151

RCRA_NONGEN

Facility Name :	ANDREW ZINK
Facility Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2022-03-14
EPA ID :	CAC003166133
Mailing Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Contact :	ANDREW ZINK
Contact Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	626-422-6272
Contact Email :	KARLA@SUPERIORENV.COM
EPA Region :	09

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	ANDREW ZINK
Owner/Operator Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-422-6272
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	ANDREW ZINK
Owner/Operator Address :	5154 N. CLYDEBANK AVENUE, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-422-6272
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Facility Name :	RITA DAVIS
Facility Address :	5154 N CLYDEBANK, COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2018-07-24
EPA ID :	CAC002972303
Mailing Address :	5154 N CLYDEBANK, COVINA, CA 91722
Contact :	RITA DAVIS
Contact Address :	5154 N CLYDEBANK, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	626-332-0564
Contact Email :	KC@AQHIINC.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	RITA DAVIS
Owner/Operator Address :	5154 N CLYDEBANK, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-332-0564
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	RITA DAVIS
Owner/Operator Address :	5154 N CLYDEBANK, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-332-0564
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N

Map Id: G24
Direction: N
Distance: 0.163 mi., 859 ft.
Elevation: 479 ft.
Relative: Higher

Site Name : RITA DAVIS | ANDREW ZINK | Rita Daris
5154 N CLYDEBANK
COVINA | Conna, CA 91722

Database(s) : [ECHO, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608296
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: G25
Direction: N
Distance: 0.175 mi., 927 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : ARNOLDO AVILA
5163 N CLYDEBANK AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608300
EPA ID: CAC002826576

HAZNET - CA

Facility Name :	ARNOLDO AVILA
Facility Address :	5163 N CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002826576
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5163 N CLYDEBANK AVE, COVINA, CA 91722
Latitude :	34.10640498
Longitude :	-117.92050183
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2015: 151 - Asbestos containing waste, 0.23 tons to AZC950823111

HWG - CA

Facility Name :	ARNOLDO AVILA

Map Id: G25
Direction: N
Distance: 0.175 mi., 927 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : ARNOLDO AVILA
5163 N CLYDEBANK AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608300
EPA ID: CAC002826576

HWG - CA ***(cont.)***

Facility Address :	5163 N CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002826576
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5163 N CLYDEBANK AVE, COVINA, CA 91722
Owner Name :	ARNOLDO AVILA
Owner Address :	5163 N CLYDEBANK AVE, COVINA, CA 91722
Operator Name :	ARNOLDO AVILA
Operator Address :	5163 N CLYDEBANK AVE, COVINA, CA 91722
Latitude :	34.106405
Longitude :	-117.920502

Map Id: 26
Direction: NW
Distance: 0.184 mi., 970 ft.
Elevation: 471 ft.
Relative: Lower

Site Name : WILLIAM JOHN BELA
5103 NORTH SAINT MALO | 5103 N. SAINT MALO
COVINA, CA 91722

Database(s) : [CDL - CA, HAZNET - CA, HWG - CA]

Envirosite ID: 57608299
EPA ID: N/R

CDL - CA

Facility Address :	5103 N. SAINT MALO, COVINA, 91722
County :	LOS ANGELES
Date :	1996-05-11
CLUE Number :	1996-05-033
Laboratory Type :	Illegal Drug Lab
Last Date in Agency List :	2024-04-02

HAZNET - CA

Facility Name :	WILLIAM JOHN BELA
Facility Address :	5103 NORTH SAINT MALO, COVINA, CA 917220000
County :	LOS ANGELES

Site Details

Generator EPA ID :	CLU960006360
Active :	N/R
Category :	N/R
Facility Types :	N/R
Type :	N/R
Contact Name :	DTSC EMERGENCY RESPONSE UNIT

Map Id: 26
Direction: NW
Distance: 0.184 mi., 970 ft.
Elevation: 471 ft.
Relative: Lower

Site Name : WILLIAM JOHN BELA
5103 NORTH SAINT MALO | 5103 N. SAINT MALO
COVINA, CA 91722

Database(s) : [CDL - CA, HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608299
EPA ID: N/R

HAZNET - CA ***(cont.)***

Contact Phone :	9163233600
Facility Mailing Address :	DTSC CLU/ERU, SACRAMENTO, CA 958120806
Latitude :	N/R
Longitude :	N/R
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	1996: 551 - Laboratory waste chemicals, 0.151 tons to AZD049318009

HWG - CA

Facility Name :	WILLIAM JOHN BELA
Facility Address :	5103 NORTH SAINT MALO, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CLU960006360
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	DTSC CLU/ERU, SACRAMENTO, CA 958120806
Owner Name :	JOE BELA
Owner Address :	5103 NORTH SAINT MALO, COVINA, CA 917220000
Operator Name :	DTSC EMERGENCY RESPONSE UNIT
Operator Address :	DTSC CLU/ERU, N/A
Latitude :	34.105041
Longitude :	-117.923499

Map Id: G27
Direction: N
Distance: 0.192 mi., 1016 ft.
Elevation: 481 ft.
Relative: Higher

Site Name : ESTELLA NAGERA
5174 N CLYDEBANK AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608301
EPA ID: CAC002703640

HAZNET - CA

Facility Name :	ESTELLA NAGERA
Facility Address :	5174 N CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002703640
Active :	Inactive

Map Id: G27
Direction: N
Distance: 0.192 mi., 1016 ft.
Elevation: 481 ft.
Relative: Higher

Site Name : ESTELLA NAGERA
5174 N CLYDEBANK AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608301
EPA ID: CAC002703640

HAZNET - CA ***(cont.)***

Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5174 N CLYDEBANK AVE, COVINA, CA 917221015
Latitude :	34.10652512
Longitude :	-117.92037901
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details
State Waste : 2012: 151 - Asbestos containing waste, 0.4 tons to AZC950823111

HWG - CA

Facility Name :	ESTELLA NAGERA
Facility Address :	5174 N CLYDEBANK AVE, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002703640
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5174 N CLYDEBANK AVE, COVINA, CA 917221015
Owner Name :	ESTELLA NAGERA
Owner Address :	5174 N CLYDEBANK AVE, COVINA, CA 917221015
Operator Name :	ESTELLA NAGERA
Operator Address :	5174 N CLYDEBANK AVE, COVINA, CA 917221015
Latitude :	34.106525
Longitude :	-117.920379

Map Id: 28
Direction: WSW
Distance: 0.196 mi., 1034 ft.
Elevation: 460 ft.
Relative: Lower

Site Name : FILIPINO CHRISTIAN CHURCH
4830 N VINCENT AVE
COVINA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA]

Envirosite ID: 57608308
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name :	FILIPINO CHRISTIAN CHURCH
Facility Address :	4830 N VINCENT AVE, CA

Map Id: 28
Direction: WSW
Distance: 0.196 mi., 1034 ft.
Elevation: 460 ft.
Relative: Lower

Site Name : FILIPINO CHRISTIAN CHURCH
4830 N VINCENT AVE
COVINA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608308
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Site Details
File Number : 033150-055046
File Status : PERM
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000672581
Permit Status : PERM
Type : IS4

Facility Name : FILIPINO CHRISTIAN CHURCH
Facility Address : 4830 N VINCENT AVE, UNINCORPORATED, CA

Site Details
File Number : 033150-055046
File Status : PERM
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000672581
Permit Status : PERM
Type : IS4

HMS_LOS ANGELES COUNTY - CA

Facility Name : FILIPINO CHRISTIAN CHURCH
Facility Address : 4830 N VINCENT AVE, COVINA, 917221040

Site Details
Site Number : 033150
File Number : 055046
Status : PERM
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000672581
Permit Status : PERM
Permit Category : Industrial Waste
Type : S4

Map Id: F29
Direction: E
Distance: 0.206 mi., 1087 ft.
Elevation: 485 ft.
Relative: Higher

Site Name : JOSE FOLGAR
17009 E TUDOR ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608303
EPA ID: CAC002826804

HAZNET - CA

Facility Name :	JOSE FOLGAR
Facility Address :	17009 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002826804
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	17009 E TUDOR ST, COVINA, CA 917221221
Latitude :	34.10208025
Longitude :	-117.91614646
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2015: 151 - Asbestos containing waste, 0.23 tons to AZC950823111

HWG - CA

Facility Name :	JOSE FOLGAR
Facility Address :	17009 E TUDOR ST, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC002826804
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	17009 E TUDOR ST, COVINA, CA 917221221
Owner Name :	JOSE FOLGAR
Owner Address :	17009 E TUDOR ST, COVINA, CA 917221221
Operator Name :	JOSE FOLGAR
Operator Address :	17009 E TUDOR ST, COVINA, CA 917221221
Latitude :	34.10208
Longitude :	-117.916146

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA]

Envirosite ID: 322401
EPA ID: N/R

CALEPA SITES - CA

Facility Name : AZUSA FUEL (FORMER)
Facility Address : 16677 ARROW HWY. E., AZUSA, 91702

Site ID : 636454
EI ID : T0603794723
EI Description : Leaking Underground Storage Tank Cleanup Site
Latitude : 34.106927
Longitude : -117.911555
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2023-07-21

Site ID : 232435
EI ID : T0603794723
EI Description : Leaking Underground Storage Tank Cleanup Site
Latitude : 34.106927
Longitude : -117.911555
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2022-12-21

Site ID : 859019
EI ID : T0603794723
EI Description : Leaking Underground Storage Tank Cleanup Site
Latitude : 34.107366
Longitude : -117.920208
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Facility Name : TRANSMISSION PETE
Facility Address : 16677 ARROW HWY # B, AZUSA, 91702

Site ID : 523247
EI ID : 10793782
EI Description : Chemical Storage Facilities
Latitude : 34.107160
Longitude : -117.920330
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2019-05-15

ECHO

Facility Name : BAJA TRANSMISSIONS
Facility Address : 16677 E ARROW HWY, AZUSA, CA 91702
County : LOS ANGELES

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

ECHO ***(cont.)***

Last Inspection Date :	N/R
Registry ID :	110070457142
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	GDT-ADDRESS MATCHING (GEOCODING)
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	150
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374045011013
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER) 16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

ECHO ***(cont.)***

Facility SIC :	N/R
Facility NAICS :	811113 - Automotive Transmission Repair
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.107345
Longitude :	-117.920831
Last Date in Agency List :	2024-07-12

EPA LUST

Facility Name :	AZUSA FUEL (FORMER)
Facility Address :	16677 ARROW HWY. E., AZUSA, California 91702
County :	N/R
Facility ID :	N/R
LUST ID :	CAT0603794723
Reported Date :	N/R
Status :	No Further Action
Substance :	N/R
Closed With Residual Contamination (Tribal Only):	N/R
NFA_Letter (Tribal Only) :	N/R
Tribe (Tribal Only) :	N/R
EPA Region :	9
Estimated Population within 1500ft :	3020
Estimated Private Domestic Wells within 1500ft:	0

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

EPA LUST ***(cont.)***

Within Source Water Protection Area (SPA):	No
SPA Public Water System and Facility ID:	N/R
SPA Water Type :	N/R
SPA Facility Type :	N/R
SPA HUC12 :	N/R
Within Groundwater Wellhead Protection Area (WHPA):	Yes
WHPA Public Water System and Facility ID:	CA1910007_8842
WHPA Water Type :	GW
WHPA Facility Type :	WL
WHPA HUC12 :	180701060402
Within Estimated 100-year Floodplain:	No
Latitude :	34.10707
Longitude :	-117.920869999999
Last Date in Agency List :	2024-05-23

FRS

Facility Name :	AZUSA FUEL (FORMER)
Facility Address :	16677 ARROW HWY. E., AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Registry ID :	110065646108
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest

Source and System ID :	CA-ENVIROVIEW - 232435

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER) 16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

FRS ***(cont.)***

Facility Name :	BAJA TRANSMISSIONS
Facility Address :	16677 E ARROW HWY, AZUSA, CA 91702-5103
County :	LOS ANGELES

Site Details

Registry ID :	110070457142
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAL000296477

HAZNET - CA

Facility Name :	BAJA TRANSMISSIONS
Facility Address :	16677 E ARROW HWY, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAL000296477
Active :	Active
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16677 E ARROW HWY, AZUSA, CA 917025103
Latitude :	34.10707668
Longitude :	-117.92086308

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

HAZNET - CA ***(cont.)***

Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2021-07-08

Waste Generator Details
State Waste : 2010: 221 - Waste oil and mixed oil, 1.9 tons to CAD099452708

Facility Name : MATHILDA JENNINGS
Facility Address : 16677 E ARROW HWY, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAC001420472
Active : Inactive
Category : STATE
Facility Types : N/R
Type : TEMPORARY
Contact Name : N/R
Contact Phone : N/R
Facility Mailing Address : 1276 E COLORADO BLVD STE 200, PASADENA, CA 911060000
Latitude : 34.10707668
Longitude : -117.92086308
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2021-07-08

Waste Generator Details

State Waste : 1998: 134 - Aqueous solution with total organic residues less than 10 percent, 4.2 tons to CAT080013352

Facility Name : TRANSMISSION PETE
Facility Address : 16677 E ARROW HWY, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAL000011488
Active : Inactive
Category : STATE
Facility Types : N/R
Type : PERMANENT

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER) 16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

HAZNET - CA ***(cont.)***

Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16677 E ARROW HWY, AZUSA, CA 917025103
Latitude :	34.10707668
Longitude :	-117.92086308
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name :	BAJA TRANSMISSIONS
Facility Address :	16677 E ARROW HWY, CA

Site Details

File Number :	017892-047409
File Status :	PERM
Area :	6
Last Date in Agency List :	2018-09-14

Permit Details

Permit :	000531302
Permit Status :	PERM
Type :	SS5

Facility Name :	BAJA TRANSMISSIONS
Facility Address :	16677 E ARROW HWY, UNINCORPORATED, CA

Site Details

File Number :	017892-047409
File Status :	PERM
Area :	UNINCORPORATED
Last Date in Agency List :	2014-02-28

Permit Details

Permit :	000531302
Permit Status :	PERM
Type :	SS5

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER) 16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Facility Name : PETE'S TRANSMISSION
Facility Address : 16677 E ARROW HWY, CA

Site Details
File Number : 017892-024548
File Status : REM
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000227568
Permit Status : REM
Type : T1

Site Details
File Number : 017892-044206
File Status : OPEN
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Facility Name : PETE'S TRANSMISSION
Facility Address : 16677 E ARROW HWY, UNINCORPORATED, CA

Site Details
File Number : 017892-024548
File Status : REM
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Permit Details
Permit : 000227568
Permit Status : REM
Type : T1

Site Details
File Number : 017892-044206
File Status : OPEN
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

HMS_LOS ANGELES COUNTY - CA

Facility Name : BAJA TRANSMISSIONS
Facility Address : 16677 E ARROW HWY, AZUSA, 917025103

Site Details
Site Number : 017892
File Number : 047409
Status : PERM
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000531302
Permit Status : PERM
Permit Category : Stormwater Certificate
Type : S5

Facility Name : PETE'S TRANSMISSION
Facility Address : 16677 E ARROW HWY, AZUSA, 917025103

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Site Details

Site Number :	017892
File Number :	024548
Status :	REM
Area :	6
Last Date in Agency List :	2024-08-20

Site Number :	017892
File Number :	044206
Status :	OPEN
Area :	6
Last Date in Agency List :	2024-08-20

Permit Details

Permit Number :	N/R
Permit Status :	N/R
Permit Category :	N/R
Type :	N/R

Permit Number :	000227568
Permit Status :	REM
Permit Category :	Underground Storage Tank
Type :	0

HWG - CA

Facility Name :	BAJA TRANSMISSIONS
Facility Address :	16677 E ARROW HWY, AZUSA, CA 91702
County :	LOS ANGELES

EPA ID :	CAL000296477
Status :	Active
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	16677 E ARROW HWY, AZUSA, CA 917025103
Owner Name :	BAJA TRANSMISSION INC
Owner Address :	16677 E ARROW HWY, AZUSA, CA 917025103
Operator Name :	JESUS MARTINEZ
Operator Address :	16677 E ARROW HWY, AZUSA, CA 91702
Latitude :	34.107013
Longitude :	-117.920693

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER) 16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

HWG - CA ***(cont.)***

Facility Name :	MATHILDA JENNINGS
Facility Address :	16677 E ARROW HWY, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAC001420472
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	1276 E COLORADO BLVD STE 200, PASADENA, CA 911060000
Owner Name :	MATHILDA JENNINGS
Owner Address :	1276 E COLORADO BLVD STE 200, PASADENA, CA 911060000
Operator Name :	CARLOS CASTRO/ADVANCED ENVIRO
Operator Address :	13579 WHITTRAM AVE, FONTANA, CA 923350000
Latitude :	34.107083
Longitude :	-117.919182

Facility Name :	TRANSMISSION PETE
Facility Address :	16677 E ARROW HWY, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAL000011488
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	16677 E ARROW HWY, AZUSA, CA 917025103
Owner Name :	LOPEZ PETE OWNER
Owner Address :	N/A
Operator Name :	N/R
Operator Address :	INACT PER 98VQ FINAL NOTICE, N/A
Latitude :	34.107083
Longitude :	-117.919182

LUST REG 4 - CA

Facility Name :	AZUSA FUEL (FORMER)
Facility Address :	16677 ARROW HWY. E., AZUSA, CA 91702
County :	Los Angeles

Site Details

Status Date :	2003-07-17
Status :	Completed - Case Closed
Begin Date :	1998-10-02

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Global ID :	T0603794723
Region :	REGION 4
Site History :	N/R
RB Case Number :	R-24548
Potential Media Affected :	Soil
Potential Contaminants of Concern :	Waste Oil / Motor / Hydraulic / Lubricating, Diesel
Local Agency :	LOS ANGELES COUNTY
Local Case Number :	017892-024548
Lead Agency :	LOS ANGELES COUNTY
File Location :	Local Agency
CUF Case :	YES
Caseworker :	TS
Case Type :	LUST Cleanup Site
How Discovered :	Other Means
How Discovered Description :	TANK REMOVAL
Stop Method :	Close and Remove Tank
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.107366
Longitude :	-117.920208
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-09

Contacts Summary

Global ID :	T0603794723
Contact Name :	DIXON ORIOLA
Contact Type :	Regional Board Caseworker
Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 W. 4TH ST., SUITE 200
City :	LOS ANGELES
Phone Number :	N/R
Email :	dixon.oriola@waterboards.ca.gov

Global ID :	T0603794723
Contact Name :	TIM SMITH
Contact Type :	Local Agency Caseworker
Organization Name :	LOS ANGELES COUNTY
Address :	900 S. FREMONT AVE.
City :	ALHAMBRA
Phone Number :	N/R
Email :	tsmith@dpw.lacounty.gov

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Global ID :	T0603794723
Contact Name :	WILLIAM YAN
Contact Type :	Local Agency Caseworker - Primary Caseworker
Organization Name :	LOS ANGELES COUNTY
Address :	900 S FREMONT AVE
City :	ALHAMBRA
Phone Number :	N/R
Email :	N/R

Regulatory Activities

Date :	2002-05-07
Global ID :	T0603794723
Action Type :	Other
Action :	Leak Reported

Date :	1998-10-02
Global ID :	T0603794723
Action Type :	Other
Action :	Leak Stopped

Date :	1998-10-02
Global ID :	T0603794723
Action Type :	REMEDIATION
Action :	Other (Use Description Field)

Date :	1998-10-02
Global ID :	T0603794723
Action Type :	Other
Action :	Leak Discovery

Status History

Status Date :	2003-07-17
Global ID :	T0603794723
Status :	Completed - Case Closed

Status Date :	2003-07-14
Global ID :	T0603794723
Status :	Open - Site Assessment

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER)
16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B
AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Status Date :	2002-05-07
Global ID :	T0603794723
Status :	Open - Remediation
Status Date :	1998-10-02
Global ID :	T0603794723
Status :	Open - Case Begin Date

RCRA_NONGEN

Facility Name :	BAJA TRANSMISSIONS
Facility Address :	16677 E ARROW HWY, AZUSA, CA 91702-5103
County :	LOS ANGELES
Date Form Received by Agency :	2005-07-14
EPA ID :	CAL000296477
Mailing Address :	16677 E ARROW HWY, AZUSA, CA 91702-5103
Contact :	JESUS MARTINEZ
Contact Address :	16677 E ARROW HWY, AZUSA, CA 91702
Contact Country :	N/R
Contact Telephone :	626-334-6255
Contact Email :	BAJATIRE@GMAIL.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	BAJA TRANSMISSION INC
Owner/Operator Address :	16677 E ARROW HWY, AZUSA, CA 91702-5103
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-334-6255
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R
Owner/Operator Name :	JESUS MARTINEZ
Owner/Operator Address :	16677 E ARROW HWY, AZUSA, CA 91702
Owner/Operator Country :	N/R

Map Id: G30
Direction: N
Distance: 0.208 mi., 1097 ft.
Elevation: 480 ft.
Relative: Higher

Site Name : BAJA TRANSMISSIONS | TRANSMISSION PETE | AZUSA FUEL (FORMER) 16677 E ARROW HWY | 16677 ARROW HWY. E. | 16677 ARROW HWY # B AZUSA | UNINCORPORATED, CA

Database(s) : [CALEPA SITES - CA, ECHO, EPA LUST, FRS, HAZNET - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, LUST REG 4 - CA, RCRA_NONGEN, WIP - CA] ***(cont.)***

Envirosite ID: 322401
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Owner/Operator Telephone :	626-334-6255
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

WIP - CA

Facility Name :	TRANSMISSION PETE
Facility Address :	16677 Arrow Hwy, AZUSA, 91702
File Number :	108.0251
Status :	N/R
Staff :	UNIDENTIFIED

Map Id: F31
Direction: E
Distance: 0.210 mi., 1108 ft.
Elevation: 486 ft.
Relative: Higher

Site Name : SALGUERO VILMA ONEIDA
17010 E GROVERDALE ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608304
EPA ID: CAC002849836

HAZNET - CA

Facility Name :	SALGUERO VILMA ONEIDA
Facility Address :	17010 E GROVERDALE ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002849836
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	17010 E GROVERDALE ST, COVINA, CA 917221218
Latitude :	34.10265759
Longitude :	-117.91602632
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2016: 151 - Asbestos containing waste, 0.23 tons to CAD009007626

HWG - CA

Facility Name :	SALGUERO VILMA ONEIDA
Facility Address :	17010 E GROVERDALE ST, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC002849836
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	17010 E GROVERDALE ST, COVINA, CA 917221218
Owner Name :	SALGUERO VILMA ONEIDA
Owner Address :	17010 E GROVERDALE ST, COVINA, CA 917221218
Operator Name :	SALGUERO VILMA ONEIDA
Operator Address :	17010 E GROVERDALE ST, COVINA, CA 917221218
Latitude :	34.102658
Longitude :	-117.916026

Map Id: 32
Direction: WNW
Distance: 0.213 mi., 1127 ft.
Elevation: 467 ft.
Relative: Lower

Site Name : ADAM RENTERIA
16503 E NUBIA ST
COVINA, CA 91722

Database(s) : [RCRA_NONGEN]

Envirosite ID: 57608309
EPA ID: CAC003295614

RCRA_NONGEN

Facility Name :	ADAM RENTERIA
Facility Address :	16503 E NUBIA ST, COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2024-07-09
EPA ID :	CAC003295614
Mailing Address :	16503 E NUBIA ST, COVINA, CA 91722
Contact :	MARTHA RENTERIA
Contact Address :	16503 E NUBIA ST, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	323-497-0618
Contact Email :	KBOYD@BURNS-ENVIRO.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	ADAM RENTERIA
Owner/Operator Address :	16503 E NUBIA ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	323-497-0618
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	MARTHA RENTERIA
Owner/Operator Address :	16503 E NUBIA ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	323-497-0618
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N

Map Id: 32
Direction: WNW
Distance: 0.213 mi., 1127 ft.
Elevation: 467 ft.
Relative: Lower

Site Name : ADAM RENTERIA
16503 E NUBIA ST
COVINA, CA 91722

Database(s) : [RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608309
EPA ID: CAC003295614

RCRA_NONGEN ***(cont.)***

Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: F33
Direction: E
Distance: 0.217 mi., 1147 ft.
Elevation: 487 ft.
Relative: Higher

Site Name : WILLIAM MCDONALD
17017 E GROVEDALE ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608312
EPA ID: CAC002934035

HAZNET - CA

Facility Name :	WILLIAM MCDONALD
Facility Address :	17017 E GROVEDALE ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002934035
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	17017 E GROVEDALE ST, COVINA, CA 91722
Latitude :	34.10279509
Longitude :	-117.91591933
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2017: 151 - Asbestos containing waste, 0.23 tons to CAD009007626

HWG - CA

Facility Name :	WILLIAM MCDONALD
Facility Address :	17017 E GROVEDALE ST, COVINA, CA 91722
County :	LOS ANGELES

Map Id: F33
Direction: E
Distance: 0.217 mi., 1147 ft.
Elevation: 487 ft.
Relative: Higher

Site Name : WILLIAM MCDONALD
17017 E GROVEDALE ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608312
EPA ID: CAC002934035

HWG - CA ***(cont.)***

EPA ID :	CAC002934035
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	17017 E GROVEDALE ST, COVINA, CA 91722
Owner Name :	WILLIAM MCDONALD
Owner Address :	17017 E GROVEDALE ST, COVINA, CA 91722
Operator Name :	WILLIAM MCDONALD
Operator Address :	17017 E GROVEDALE ST, COVINA, CA 91722
Latitude :	34.102795
Longitude :	-117.915919

Map Id: 34
Direction: SSW
Distance: 0.217 mi., 1148 ft.
Elevation: 463 ft.
Relative: Lower

Site Name : GALINDO GOMEZ
16549 E BROOKPORT STREET
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608311
EPA ID: CAC002957249

HAZNET - CA

Facility Name :	GALINDO GOMEZ
Facility Address :	16549 E BROOKPORT STREET, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002957249
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16549 E BROOKPORT STREET, COVINA, CA 91722
Latitude :	34.09881004
Longitude :	-117.92291508
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HWG - CA

Facility Name :	GALINDO GOMEZ
Facility Address :	16549 E BROOKPORT STREET, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC002957249
Status :	Inactive
Category :	STATE

Map Id: 34
Direction: SSW
Distance: 0.217 mi., 1148 ft.
Elevation: 463 ft.
Relative: Lower

Site Name : GALINDO GOMEZ
16549 E BROOKPORT STREET
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608311
EPA ID: CAC002957249

HWG - CA ***(cont.)***

Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16549 E BROOKPORT STREET, COVINA, CA 91722
Owner Name :	GALINDO GOMEZ
Owner Address :	16549 E BROOKPORT STREET, COVINA, CA 91722
Operator Name :	GALINDO GOMEZ
Operator Address :	16549 E BROOKPORT STREET, COVINA, CA 91722
Latitude :	34.09881
Longitude :	-117.922915

Map Id: G35
Direction: N
Distance: 0.222 mi., 1173 ft.
Elevation: 482 ft.
Relative: Higher

Site Name : El Mas Barato Tire Inc. DBA Baja Tire
16711 Arrow Highway
Azusa, CA 91702

Database(s) : [HAULERS - CA]

Envirosite ID: 57608317
EPA ID: N/R

HAULERS - CA

Facility Name :	El Mas Barato Tire Inc. DBA Baja Tire
Facility Address :	16711 Arrow Highway, Azusa, CA 91702
County :	N/R

Site Details

Site Number :	1950996
Site Type :	Hauler Main Site
Site Status :	Active
Contact :	Jesus Martinez
Phone :	(626) 812-6667
Current Status :	N/R
End Use :	N/R
Generator :	Yes
Accepting Tires from Public :	No
Last Date in Agency List :	2024-08-16

Additional Details

Current Hauler Status :	N/R
Primary Contact Person :	N/R
Primary Mailing Address :	N/R
Primary Mailing Phone Number :	N/R
Website :	N/R

Permit/Authority Details

Regulatory Status Last Changed/Issued On:	N/R
Current Site Regulatory Status :	N/R

Map Id: G35
Direction: N
Distance: 0.222 mi., 1173 ft.
Elevation: 482 ft.
Relative: Higher

Site Name : El Mas Barato Tire Inc. DBA Baja Tire
16711 Arrow Highway
Azusa, CA 91702

Database(s) : [HAULERS - CA] ***(cont.)***

Envirosite ID: 57608317
EPA ID: N/R

HAULERS - CA ***(cont.)***

Maximum Number of Tires Permitted :	N/R
Business Types :	N/R

Map Id: 36
Direction: ENE
Distance: 0.223 mi., 1176 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : COMMUNITY R/E SOLUTIONS LLC
17003 EAST GRAGMONT STREET
COVINA, CA 91722

Database(s) : [ECHO, HWG - CA, RCRA_NONGEN]

Envirosite ID: 57608313
EPA ID: N/R

ECHO

Facility Name :	COMMUNITY R/E SOLUTIONS LLC
Facility Address :	17003 EAST GRAGMONT STREET, COVINA, CA 91722
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R

Map Id: 36
Direction: ENE
Distance: 0.223 mi., 1176 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : COMMUNITY R/E SOLUTIONS LLC
17003 EAST GRAGMONT STREET
COVINA, CA 91722

Database(s) : [ECHO, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608313
EPA ID: N/R

ECHO ***(cont.)***

CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2024-07-12

HWG - CA

Facility Name :	COMMUNITY R/E SOLUTIONS LLC
Facility Address :	17003 EAST GRAGMONT STREET, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC003286424
Status :	Active
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R

Map Id: 36
Direction: ENE
Distance: 0.223 mi., 1176 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : COMMUNITY R/E SOLUTIONS LLC
17003 EAST GRAGMONT STREET
COVINA, CA 91722

Database(s) : [ECHO, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608313
EPA ID: N/R

HWG - CA ***(cont.)***

Mailing Address :	1100 VIA VERDE, SAN DIMAS, CA 91773
Owner Name :	COMMUNITY R/E SOLUTIONS LLC
Owner Address :	1100 VIA VERDE, SAN DIMAS, CA 91773
Operator Name :	GABI GOMEZ
Operator Address :	1100 VIA VERDE, SAN DIMAS, CA 91773
Latitude :	34.105011
Longitude :	-117.916372

RCRA_NONGEN

Facility Name :	COMMUNITY R/E SOLUTIONS LLC
Facility Address :	17003 EAST GRAGMONT STREET, COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2024-05-08
EPA ID :	CAC003286424
Mailing Address :	1100 VIA VERDE, SAN DIMAS, CA 91773
Contact :	GABI GOMEZ
Contact Address :	1100 VIA VERDE, SAN DIMAS, CA 91773
Contact Country :	N/R
Contact Telephone :	626-678-4629
Contact Email :	GABI@C21CITRUS.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	COMMUNITY R/E SOLUTIONS LLC
Owner/Operator Address :	1100 VIA VERDE, SAN DIMAS, CA 91773
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-678-4629
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	GABI GOMEZ
Owner/Operator Address :	1100 VIA VERDE, SAN DIMAS, CA 91773
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-678-4629
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Map Id: 36
Direction: ENE
Distance: 0.223 mi., 1176 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : COMMUNITY R/E SOLUTIONS LLC
17003 EAST GRAGMONT STREET
COVINA, CA 91722

Database(s) : [ECHO, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608313
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: F37
Direction: ESE
Distance: 0.226 mi., 1193 ft.
Elevation: 486 ft.
Relative: Higher

Site Name : JUANA HORTA
4921 N VOGUE AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608318
EPA ID: CAC002764122

HAZNET - CA

Facility Name :	JUANA HORTA
Facility Address :	4921 N VOGUE AVE, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002764122
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	4921 N VOGUE AVE, COVINA, CA 917221225
Latitude :	34.10150515
Longitude :	-117.91560985
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Map Id: F37
Direction: ESE
Distance: 0.226 mi., 1193 ft.
Elevation: 486 ft.
Relative: Higher

Site Name : JUANA HORTA
4921 N VOGUE AVE
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608318
EPA ID: CAC002764122

HAZNET - CA ***(cont.)***

Waste Generator Details
State Waste : 2014: 151 - Asbestos containing waste, 0.4 tons to AZC950823111

HWG - CA

Facility Name :	JUANA HORTA
Facility Address :	4921 N VOGUE AVE, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC002764122
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	4921 N VOGUE AVE, COVINA, CA 917221225
Owner Name :	JUANA HORTA
Owner Address :	4921 N VOGUE AVE, COVINA, CA 917221225
Operator Name :	JUANA HORTA
Operator Address :	4921 N VOGUE AVE, COVINA, CA 917221225
Latitude :	34.101505
Longitude :	-117.91561

Map Id: F38
Direction: E
Distance: 0.229 mi., 1209 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : SILVIA SOLIS
17023 E. GROVERDALE STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN]

Envirosite ID: 57608314
EPA ID: N/R

ECHO

Facility Name :	SILVIA SOLIS
Facility Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110071265396
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R

Map Id: F38
Direction: E
Distance: 0.229 mi., 1209 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : SILVIA SOLIS
17023 E. GROVERDALE STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608314
EPA ID: N/R

ECHO ***(cont.)***

QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N

Map Id: F38
Direction: E
Distance: 0.229 mi., 1209 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : SILVIA SOLIS
17023 E. GROVERDALE STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608314
EPA ID: N/R

ECHO ***(cont.)***

GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2024-07-12

FRS

Facility Name :	SILVIA SOLIS
Facility Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Registry ID :	110071265396
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAC003173812

HWG - CA

Facility Name :	SILVIA SOLIS
Facility Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC003173812
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
Owner Name :	SILVIA SOLIS
Owner Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
Operator Name :	SILVIA SOLIS

Map Id: F38
Direction: E
Distance: 0.229 mi., 1209 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : SILVIA SOLIS
17023 E. GROVERDALE STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608314
EPA ID: N/R

HWG - CA ***(cont.)***

Operator Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
Latitude :	34.102936
Longitude :	-117.915762

RCRA_NONGEN

Facility Name :	SILVIA SOLIS
Facility Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2022-04-29
EPA ID :	CAC003173812
Mailing Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
Contact :	SILVIA SOLIS
Contact Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	626-251-8887
Contact Email :	AD.AQHIINC@GMAIL.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	SILVIA SOLIS
Owner/Operator Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-251-8887
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	SILVIA SOLIS
Owner/Operator Address :	17023 E. GROVERDALE STREET, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-251-8887
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Map Id: F38
Direction: E
Distance: 0.229 mi., 1209 ft.
Elevation: 488 ft.
Relative: Higher

Site Name : SILVIA SOLIS
17023 E. GROVERDALE STREET
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608314
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: F39
Direction: E
Distance: 0.231 mi., 1221 ft.
Elevation: 487 ft.
Relative: Higher

Site Name : RYAN KHOO
17022 E. GROVERDALE STREET
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608315
EPA ID: CAC002944292

HAZNET - CA

Facility Name :	RYAN KHOO
Facility Address :	17022 E. GROVERDALE STREET, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002944292
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	17022 E. GROVERDALE STREET, COVINA, CA 91722
Latitude :	34.10265641
Longitude :	-117.91581389
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Map Id: F39
Direction: E
Distance: 0.231 mi., 1221 ft.
Elevation: 487 ft.
Relative: Higher

Site Name : RYAN KHOO
17022 E. GROVERDALE STREET
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA] ***(cont.)***

Envirosite ID: 57608315
EPA ID: CAC002944292

HAZNET - CA ***(cont.)***

Waste Generator Details
State Waste : 2018: 151 - Asbestos containing waste, 0.23000 tons to AZC950823111

HWG - CA

Facility Name : RYAN KHOO
Facility Address : 17022 E. GROVERDALE STREET, COVINA, CA 91722
County : LOS ANGELES

EPA ID : CAC002944292
Status : Inactive
Category : STATE
Type : TEMPORARY
Facility Type : N/R
Mailing Address : 17022 E. GROVERDALE STREET, COVINA, CA 91722
Owner Name : RYAN KHOO
Owner Address : 17022 E. GROVERDALE STREET, COVINA, CA 91722
Operator Name : RYAN KHOO
Operator Address : 17022 E. GROVERDALE STREET, COVINA, CA 91722
Latitude : 34.102656
Longitude : -117.915814

Map Id: G40
Direction: N
Distance: 0.231 mi., 1222 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : AZUSA TIRE SHOP | BAJA TIRE | EL MAS BARATO TIRE INC
16711 E ARROW HWY
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA]

Envirosite ID: 57608302
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name : AZUSA TIRE SHOP
Facility Address : 16711 E ARROW HWY, CA

Site Details
File Number : 018005-024844
File Status : OPEN
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Map Id: G40
Direction: N
Distance: 0.231 mi., 1222 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : AZUSA TIRE SHOP | BAJA TIRE | EL MAS BARATO TIRE INC
16711 E ARROW HWY
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608302
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Facility Name : AZUSA TIRE SHOP
Facility Address : 16711 E ARROW HWY, UNINCORPORATED, CA

Site Details
File Number : 018005-024844
File Status : OPEN
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Facility Name : BAJA TIRE
Facility Address : 16711 E ARROW HWY, CA

Site Details
File Number : 018005-039788
File Status : PERM
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000531378
Permit Status : PERM
Type : SS5

Facility Name : BAJA TIRE
Facility Address : 16711 E ARROW HWY, UNINCORPORATED, CA

Site Details
File Number : 018005-039788
File Status : PERM
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000531378
Permit Status : PERM

Map Id: G40
Direction: N
Distance: 0.231 mi., 1222 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : AZUSA TIRE SHOP | BAJA TIRE | EL MAS BARATO TIRE INC
16711 E ARROW HWY
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608302
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Type : SS5

HMS_LOS ANGELES COUNTY - CA

Facility Name : AZUSA TIRE SHOP
Facility Address : 16711 E ARROW HWY, AZUSA, 917025212

Site Details
Site Number : 018005
File Number : 024844
Status : OPEN
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : N/R
Permit Status : N/R
Permit Category : N/R
Type : N/R

Facility Name : BAJA TIRE
Facility Address : 16711 E ARROW HWY, AZUSA, 917025212

Site Details
Site Number : 018005
File Number : 039788
Status : CLOS
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000531378
Permit Status : CLOS
Permit Category : Stormwater Certificate
Type : S5

Facility Name : EL MAS BARATO TIRE INC
Facility Address : 16711 E ARROW HWY, AZUSA, 917025212

Site Details
Site Number : 018005
File Number : 074364

Map Id: G40
Direction: N
Distance: 0.231 mi., 1222 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : AZUSA TIRE SHOP | BAJA TIRE | EL MAS BARATO TIRE INC
16711 E ARROW HWY
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608302
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Status :	PERM
Area :	6
Last Date in Agency List :	2024-08-20

Permit Details

Permit Number :	001070074
Permit Status :	PERM
Permit Category :	Stormwater Certificate
Type :	S5

Map Id: H41
Direction: S
Distance: 0.232 mi., 1228 ft.
Elevation: 466 ft.
Relative: Lower

Site Name : VERONICA MARTINEZ
16635 E BELLBROOK ST.
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, MANIFEST EPA, RCRA_NONGEN]

Envirosite ID: 57608316
EPA ID: CAC003258142

ECHO

Facility Name :	VERONICA MARTINEZ
Facility Address :	16635 E BELLBROOK ST., COVINA, CA 91722
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110071532477
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R

Map Id: H41
Direction: S
Distance: 0.232 mi., 1228 ft.
Elevation: 466 ft.
Relative: Lower

Site Name : VERONICA MARTINEZ
16635 E BELLBROOK ST.
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608316
EPA ID: CAC003258142

ECHO ***(cont.)***

Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2024-07-12

Map Id: H41
Direction: S
Distance: 0.232 mi., 1228 ft.
Elevation: 466 ft.
Relative: Lower

Site Name : VERONICA MARTINEZ
16635 E BELLBROOK ST.
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608316
EPA ID: CAC003258142

FRS

Facility Name :	VERONICA MARTINEZ
Facility Address :	16635 E BELLBROOK ST., COVINA, CA 91722
County :	LOS ANGELES

Site Details

Registry ID :	110071532477
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAC003258142

HWG - CA

Facility Name :	VERONICA MARTINEZ
Facility Address :	16635 E BELLBROOK ST., COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC003258142
Status :	Active
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16635 E BELLBROOK ST., COVINA, CA 91722
Owner Name :	VERONICA MARTINEZ
Owner Address :	16635 E BELLBROOK ST., COVINA, CA 91722
Operator Name :	VERONICA MARTINEZ
Operator Address :	16635 E BELLBROOK ST., COVINA, CA 91722
Latitude :	34.098469
Longitude :	-117.921487

MANIFEST EPA

Manifest Details

Manifest Number :	018925507FLE
Shipped Date :	2023-10-30
Updated Date :	2023-12-12

Map Id: H41
Direction: S
Distance: 0.232 mi., 1228 ft.
Elevation: 466 ft.
Relative: Lower

Site Name : VERONICA MARTINEZ
16635 E BELLBROOK ST.
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608316
EPA ID: CAC003258142

MANIFEST EPA ***(cont.)***

Received Date :	2023-11-15
Status :	Signed
Generator ID :	CAC003258142
Generator Name :	VERONICA MARTINEZ
Generator Address :	16635 E BELLBROOK ST., COVINA, CA 91722
Generator Mailing :	16635 E BELLBROOK ST., COVINA, CA 91722
Generator Contact :	N/R
Destination ID :	AZR000520882
Destination Name :	LA PAZ COUNTY LANDFILL
Destination Mailing :	26999 HIGHWAY 95, PARKER, AZ 85344
Destination Address :	26999 HIGHWAY 95, PARKER, AZ 85344
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	Y
DOT ID Number :	NA2212
DOT Information :	R.Q. NA2212, ASBESTOS, 9, PGIII
Non Waste Description :	N/R
Quantity :	7 Cubic Yards
Quantity Tons, Acute, Non-Acute :	5.8799996, 0, 5.8799996
Quantity Kg, Acute, Non-Acute :	0, 5333.3364
Quantity Tons, Haz, Non-Haz :	, 5.8799996
Quantity Kg, Haz, Non-Haz :	, 5333.3364
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 151

RCRA_NONGEN

Facility Name :	VERONICA MARTINEZ
Facility Address :	16635 E BELLBROOK ST., COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2023-10-25
EPA ID :	CAC003258142
Mailing Address :	16635 E BELLBROOK ST., COVINA, CA 91722
Contact :	VERONICA MARTINEZ
Contact Address :	16635 E BELLBROOK ST., COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	562-833-8546
Contact Email :	GMORENO@VIKINGENVIRO.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified

Map Id: H41
Direction: S
Distance: 0.232 mi., 1228 ft.
Elevation: 466 ft.
Relative: Lower

Site Name : VERONICA MARTINEZ
16635 E BELLBROOK ST.
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, MANIFEST EPA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608316
EPA ID: CAC003258142

RCRA_NONGEN ***(cont.)***

Last Date in Agency List : 2024-09-18

Owner/Operator Summary

Owner/Operator Name :	VERONICA MARTINEZ
Owner/Operator Address :	16635 E BELLBROOK ST., COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	562-833-8546
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	VERONICA MARTINEZ
Owner/Operator Address :	16635 E BELLBROOK ST., COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	562-833-8546
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: H42
Direction: SSW
Distance: 0.234 mi., 1236 ft.
Elevation: 465 ft.
Relative: Lower

Site Name : DAVE MACK
16625 E BELLBROOK ST
COVINA, CA 91722

Database(s) : [HAZNET - CA, HWG - CA]

Envirosite ID: 57608321
EPA ID: CAC002701159

HAZNET - CA

Facility Name :	DAVE MACK
Facility Address :	16625 E BELLBROOK ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002701159
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16625 E BELLBROOK ST, COVINA, CA 917222401
Latitude :	34.09833363
Longitude :	-117.92217738
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2012: 151 - Asbestos containing waste, 0.8 tons to CAD009007626

HWG - CA

Facility Name :	DAVE MACK
Facility Address :	16625 E BELLBROOK ST, COVINA, CA 91722
County :	LOS ANGELES

EPA ID :	CAC002701159
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16625 E BELLBROOK ST, COVINA, CA 917222401
Owner Name :	DAVE MACK
Owner Address :	16625 E BELLBROOK ST, COVINA, CA 917222401
Operator Name :	DAVE MACK
Operator Address :	16625 E BELLBROOK ST, COVINA, CA 917222401
Latitude :	34.098334
Longitude :	-117.922177

Map Id: I43
Direction: N
Distance: 0.235 mi., 1241 ft.
Elevation: 481 ft.
Relative: Higher

Site Name : AZUSA AUTO MART
1041 W ARROW HWY
AZUSA | UNINCORPORATED, CA 91702

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA]

Envirosite ID: 57608307
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name : AZUSA AUTO MART
Facility Address : 1041 W ARROW HWY, UNINCORPORATED, CA

Site Details
File Number : 018019-024858
File Status : OPEN
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

HMS_LOS ANGELES COUNTY - CA

Facility Name : AZUSA AUTO MART
Facility Address : 1041 W ARROW HWY, AZUSA, 91702

Site Details
Site Number : 018019
File Number : 024858
Status : OPEN
Area : 6A
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : N/R
Permit Status : N/R
Permit Category : N/R
Type : N/R

WIP - CA

Facility Name : AZUSA AUTO MART
Facility Address : 1041 W Arrow Hwy, AZUSA, 91702

File Number : 108.0600
Status : Historical
Staff : UNIDENTIFIED

Map Id: I44
Direction: N
Distance: 0.236 mi., 1245 ft.
Elevation: 481 ft.
Relative: Higher

Site Name : L A MOTORS | FLEET LINE AUTO SALES | MNM AUTO SALES
1043 W ARROW HWY
AZUSA | UNINCORPORATED, CA 91702

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA]

Envirosite ID: 57608306
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name : L A MOTORS
Facility Address : 1043 W ARROW HWY, UNINCORPORATED, CA

Site Details
File Number : 018029-024868
File Status : OPEN
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

HMS_LOS ANGELES COUNTY - CA

Facility Name : L A MOTORS
Facility Address : 1043 W ARROW HWY, AZUSA, 91702

Site Details
Site Number : 018029
File Number : 024868
Status : OPEN
Area : 6A
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : N/R
Permit Status : N/R
Permit Category : N/R
Type : N/R

WIP - CA

Facility Name : FLEET LINE AUTO SALES
Facility Address : 1043 W Arrow Hwy, AZUSA, 91702

File Number : 108.0601
Status : N/R
Staff : UNIDENTIFIED

Facility Name : MNM AUTO SALES
Facility Address : 1043 W Arrow Hwy, AZUSA, 91702

Map Id: I44
Direction: N
Distance: 0.236 mi., 1245 ft.
Elevation: 481 ft.
Relative: Higher

Site Name : L A MOTORS | FLEET LINE AUTO SALES | MNM AUTO SALES
1043 W ARROW HWY
AZUSA | UNINCORPORATED, CA 91702

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA] ***(cont.)***

Envirosite ID: 57608306
EPA ID: N/R

WIP - CA ***(cont.)***

File Number :	108.0602
Status :	N/R
Staff :	UNIDENTIFIED

Map Id: G45
Direction: N
Distance: 0.236 mi., 1248 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : GG Recycling Center | VALLEYDALE MARKET | VALLEYDALE MARKET-JUICE BAR
5210 N CLYDEBANK AVE
AZUSA, CA

Database(s) : [HMS_LOS ANGELES COUNTY - CA, SWRCY - CA]

Envirosite ID: 57608322
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA

Facility Name :	VALLEYDALE MARKET
Facility Address :	5210 N CLYDEBANK AVE, AZUSA, 917025105

Site Details

Site Number :	038125
File Number :	070637
Status :	OPEN
Area :	6
Last Date in Agency List :	2024-08-20

Permit Details

Permit Number :	N/R
Permit Status :	N/R
Permit Category :	N/R
Type :	N/R

Facility Name :	VALLEYDALE MARKET-JUICE BAR
Facility Address :	5210 N CLYDEBANK AVE, AZUSA, 917025105

Site Details

Site Number :	038125
File Number :	070592
Status :	PERM
Area :	6
Last Date in Agency List :	2024-08-20

Map Id: G45
Direction: N
Distance: 0.236 mi., 1248 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : GG Recycling Center | VALLEYDALE MARKET | VALLEYDALE MARKET-JUICE BAR
5210 N CLYDEBANK AVE
AZUSA, CA

Database(s) : [HMS_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 57608322
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Permit Details

Permit Number :	001031183
Permit Status :	PERM
Permit Category :	Stormwater Certificate
Type :	S5

SWRCY - CA

Facility Name :	GG Recycling Center
Facility Address :	5210 N CLYDEBANK AVE, AZUSA, 91702
County :	N/R

Site Details

ID Number :	N/R
Activity Categories :	N/R
Activities :	N/R
Phone Number :	(323) 928-6116
Type :	CRV
Last Date in Agency List :	2022-11-14

Map Id: 46
Direction: ENE
Distance: 0.238 mi., 1258 ft.
Elevation: 490 ft.
Relative: Higher

Site Name : GLENDA AZENON
17023 E DEVANAH ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN]

Envirosite ID: 57608319
EPA ID: N/R

ECHO

Facility Name :	GLENDA AZENON
Facility Address :	17023 E DEVANAH ST, COVINA, CA 91722
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110071465357
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R

Map Id: 46
Direction: ENE
Distance: 0.238 mi., 1258 ft.
Elevation: 490 ft.
Relative: Higher

Site Name : GLENDA AZENON
17023 E DEVANAH ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608319
EPA ID: N/R

ECHO ***(cont.)***

Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	56299 - All Other Waste Management Services
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N

Map Id: 46
Direction: ENE
Distance: 0.238 mi., 1258 ft.
Elevation: 490 ft.
Relative: Higher

Site Name : GLENDA AZENON
17023 E DEVANAH ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608319
EPA ID: N/R

ECHO ***(cont.)***

RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.09659
Longitude :	-117.903399
Last Date in Agency List :	2024-07-12

FRS

Facility Name :	GLENDA AZENON
Facility Address :	17023 E DEVANAH ST, COVINA, CA 91722
County :	LOS ANGELES

Site Details

Registry ID :	110071465357
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAC003243282

HWG - CA

Facility Name :	GLENDA AZENON
Facility Address :	17023 E DEVANAH ST, COVINA, CA 91722
County :	LOS ANGELES
EPA ID :	CAC003243282
Status :	Active
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	17023 E DEVANAH ST, COVINA, CA 91722
Owner Name :	GLENDA AZENON

Map Id: 46
Direction: ENE
Distance: 0.238 mi., 1258 ft.
Elevation: 490 ft.
Relative: Higher

Site Name : GLENDA AZENON
17023 E DEVANAH ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608319
EPA ID: N/R

HWG - CA ***(cont.)***

Owner Address :	17023 E DEVANAH ST, COVINA, CA 91722
Operator Name :	GLENDA AZENON
Operator Address :	17023 E DEVANAH ST, COVINA, CA 91722
Latitude :	34.104306
Longitude :	-117.915775

RCRA_NONGEN

Facility Name :	GLENDA AZENON
Facility Address :	17023 E DEVANAH ST, COVINA, CA 91722
County :	LOS ANGELES
Date Form Received by Agency :	2023-07-24
EPA ID :	CAC003243282
Mailing Address :	17023 E DEVANAH ST, COVINA, CA 91722
Contact :	GLENDA AZENON
Contact Address :	17023 E DEVANAH ST, COVINA, CA 91722
Contact Country :	N/R
Contact Telephone :	323-788-3022
Contact Email :	MANIFEST.SIRRIS@GMAIL.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	GLENDA AZENON
Owner/Operator Address :	17023 E DEVANAH ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	323-788-3022
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	GLENDA AZENON
Owner/Operator Address :	17023 E DEVANAH ST, COVINA, CA 91722
Owner/Operator Country :	N/R
Owner/Operator Telephone :	323-788-3022
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Map Id: 46
Direction: ENE
Distance: 0.238 mi., 1258 ft.
Elevation: 490 ft.
Relative: Higher

Site Name : GLENDA AZENON
17023 E DEVANAH ST
COVINA, CA 91722

Database(s) : [ECHO, FRS, HWG - CA, RCRA_NONGEN] ***(cont.)***

Envirosite ID: 57608319
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Map Id: G47
Direction: NNE
Distance: 0.241 mi., 1275 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH
16721 E ARROW HWY | 16721 W Arrow Hwy
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA]

Envirosite ID: 57608305
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name :	ARROW CAR WASH
Facility Address :	16721 E ARROW HWY, CA

Site Details

File Number :	006109-041220
File Status :	CLOS
Area :	6
Last Date in Agency List :	2018-09-14

Map Id: G47
Direction: NNE
Distance: 0.241 mi., 1275 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH
16721 E ARROW HWY | 16721 W Arrow Hwy
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA] ***(cont.)***

Envirosite ID: 57608305
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Permit Details
Permit : 000411223
Permit Status : CLOS
Type : I01

Site Details
File Number : 006109-044207
File Status : CLOS
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000529500
Permit Status : CLOS
Type : SS5

Facility Name : ARROW CAR WASH
Facility Address : 16721 E ARROW HWY, UNINCORPORATED, CA

Site Details
File Number : 006109-041220
File Status : CLOS
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000411223
Permit Status : CLOS
Type : I01

Site Details
File Number : 006109-044207
File Status : CLOS
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Map Id: G47
Direction: NNE
Distance: 0.241 mi., 1275 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH
16721 E ARROW HWY | 16721 W Arrow Hwy
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA] ***(cont.)***

Envirosite ID: 57608305
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Permit Details
Permit : 000529500
Permit Status : CLOS
Type : SS5

Facility Name : NEWPORT WESTERN ENTERPRISES
Facility Address : 16721 E ARROW HWY, CA

Site Details
File Number : 006109-044987
File Status : OPEN
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Site Details
File Number : 006109-021959
File Status : CLOS
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000113815
Permit Status : CLOS
Type : I01

Facility Name : NEWPORT WESTERN ENTERPRISES
Facility Address : 16721 E ARROW HWY, UNINCORPORATED, CA

Site Details
File Number : 006109-044987
File Status : OPEN
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Map Id: G47
Direction: NNE
Distance: 0.241 mi., 1275 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH
16721 E ARROW HWY | 16721 W Arrow Hwy
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA] ***(cont.)***

Envirosite ID: 57608305
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Site Details
File Number : 006109-021959
File Status : CLOS
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000113815
Permit Status : CLOS
Type : I01

Facility Name : QUICK & EASY INC - CARWASH
Facility Address : 16721 E ARROW HWY, CA

Site Details
File Number : 006109-106325
File Status : CLOS
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000012351
Permit Status : CLOS
Type : I01

Facility Name : QUICK & EASY INC - CARWASH
Facility Address : 16721 E ARROW HWY, UNINCORPORATED, CA

Site Details
File Number : 006109-I06325
File Status : CLOS
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Map Id: G47
Direction: NNE
Distance: 0.241 mi., 1275 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH
16721 E ARROW HWY | 16721 W Arrow Hwy
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA] ***(cont.)***

Envirosite ID: 57608305
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Permit Details
Permit : 000012351
Permit Status : CLOS
Type : I01

Facility Name : THE WET SPOT CAR WASH
Facility Address : 16721 E ARROW HWY, CA

Site Details
File Number : 006109-062473
File Status : PERM
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000849278
Permit Status : PERM
Type : I01

Facility Name : WETSPOT CAR WASH
Facility Address : 16721 E ARROW HWY, CA

Site Details
File Number : 006109-048796
File Status : CLOS
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000523541
Permit Status : CLOS
Type : I01

Facility Name : WETSPOT CAR WASH
Facility Address : 16721 E ARROW HWY, UNINCORPORATED, CA

Map Id: G47
Direction: NNE
Distance: 0.241 mi., 1275 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH
16721 E ARROW HWY | 16721 W Arrow Hwy
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA] ***(cont.)***

Envirosite ID: 57608305
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Site Details
File Number : 006109-048796
File Status : PERM
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000523541
Permit Status : PERM
Type : I01

HMS_LOS ANGELES COUNTY - CA

Facility Name : ARROW CAR WASH
Facility Address : 16721 E ARROW HWY, AZUSA, 917025212

Site Details
Site Number : 006109
File Number : 041220
Status : CLOS
Area : 6
Last Date in Agency List : 2024-08-20

Site Number : 006109
File Number : 044207
Status : CLOS
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000411223
Permit Status : CLOS
Permit Category : Industrial Waste
Type : 01

Permit Number : 000529500
Permit Status : CLOS
Permit Category : Stormwater Certificate
Type : S5

Facility Name : NEWPORT WESTERN ENTERPRISES
Facility Address : 16721 E ARROW HWY, AZUSA, 917025212

Map Id: G47
Direction: NNE
Distance: 0.241 mi., 1275 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH
16721 E ARROW HWY | 16721 W Arrow Hwy
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA] ***(cont.)***

Envirosite ID: 57608305
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Site Details

Site Number :	006109
File Number :	044987
Status :	OPEN
Area :	6
Last Date in Agency List :	2024-08-20

Site Number :	006109
File Number :	021959
Status :	CLOS
Area :	6
Last Date in Agency List :	2024-08-20

Permit Details

Permit Number :	N/R
Permit Status :	N/R
Permit Category :	N/R
Type :	N/R

Permit Number :	000113815
Permit Status :	CLOS
Permit Category :	Industrial Waste
Type :	01

Facility Name :	QUICK & EASY INC - CARWASH
Facility Address :	16721 E ARROW HWY, AZUSA, 917025212

Site Details

Site Number :	006109
File Number :	I06325
Status :	CLOS
Area :	6
Last Date in Agency List :	2024-08-20

Permit Details

Permit Number :	000012351
Permit Status :	CLOS
Permit Category :	Industrial Waste
Type :	01

Map Id: G47
Direction: NNE
Distance: 0.241 mi., 1275 ft.
Elevation: 483 ft.
Relative: Higher

Site Name : ARROW CAR WASH | NEWPORT WESTERN ENTERPRISES | QUICK & EASY INC - CARWASH
16721 E ARROW HWY | 16721 W Arrow Hwy
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, WIP - CA] ***(cont.)***

Envirosite ID: 57608305
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Facility Name : THE WET SPOT CAR WASH
Facility Address : 16721 E ARROW HWY, AZUSA, 917025212

Site Details
Site Number : 006109
File Number : 062473
Status : PERM
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000849278
Permit Status : PERM
Permit Category : Industrial Waste
Type : 01

Facility Name : WETSPOT CAR WASH
Facility Address : 16721 E ARROW HWY, AZUSA, 917025212

Site Details
Site Number : 006109
File Number : 048796
Status : CLOS
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000523541
Permit Status : CLOS
Permit Category : Industrial Waste
Type : 01

WIP - CA

Facility Name : CAR WASH
Facility Address : 16721 W Arrow Hwy, AZUSA, 91702

File Number : 108.0250
Status : Historical
Staff : UNIDENTIFIED

Map Id: 48
Direction: NNE
Distance: 0.243 mi., 1284 ft.
Elevation: 484 ft.
Relative: Higher

Site Name : OCHOA'S MEAT MARKET | TAQUERIA MI LINDO URIANGATO | YOLANDA URIBE
16731 E ARROW HWY #1
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA]

Envirosite ID: 57608310
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name : OCHOA'S MEAT MARKET
Facility Address : 16731 E ARROW HWY #1, CA

Site Details
File Number : 014150-043960
File Status : CLOS
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000552498
Permit Status : CLOS
Type : SS5

Site Details
File Number : 014150-031931
File Status : PERM
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : 000285102
Permit Status : SUSP
Type : I01

Facility Name : OCHOA'S MEAT MARKET
Facility Address : 16731 E ARROW HWY #1, UNINCORPORATED, CA

Site Details
File Number : 014150-043960
File Status : CLOS
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000552498
Permit Status : CLOS
Type : SS5

Map Id: 48
Direction: NNE
Distance: 0.243 mi., 1284 ft.
Elevation: 484 ft.
Relative: Higher

Site Name : OCHOA'S MEAT MARKET | TAQUERIA MI LINDO URIANGATO | YOLANDA URIBE
16731 E ARROW HWY #1
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608310
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Site Details
File Number : 014150-031931
File Status : PERM
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000285102
Permit Status : SUSP
Type : I01

Facility Name : TAQUERIA MI LINDO URIANGATO
Facility Address : 16731 E ARROW HWY #1, CA

Site Details
File Number : 014150-061261
File Status : OPEN
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Site Details
File Number : 014150-058656
File Status : OPEN
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Facility Name : TAQUERIA MI LINDO URIANGATO
Facility Address : 16731 E ARROW HWY #1, UNINCORPORATED, CA

Map Id: 48
Direction: NNE
Distance: 0.243 mi., 1284 ft.
Elevation: 484 ft.
Relative: Higher

Site Name : OCHOA'S MEAT MARKET | TAQUERIA MI LINDO URIANGATO | YOLANDA URIBE
16731 E ARROW HWY #1
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608310
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Site Details
File Number : 014150-058656
File Status : OPEN
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Facility Name : YOLANDA URIBE
Facility Address : 16731 E ARROW HWY #1, CA

Site Details
File Number : 014150-014665
File Status : REM
Area : 6
Last Date in Agency List : 2018-09-14

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

Facility Name : YOLANDA URIBE
Facility Address : 16731 E ARROW HWY #1, UNINCORPORATED, CA

Site Details
File Number : 014150-014665
File Status : REM
Area : UNINCORPORATED
Last Date in Agency List : 2014-02-28

Permit Details
Permit : N/R
Permit Status : N/R
Type : N/R

HMS_LOS ANGELES COUNTY - CA

Facility Name : JYP INVESTMENTS LLC

Map Id: 48
Direction: NNE
Distance: 0.243 mi., 1284 ft.
Elevation: 484 ft.
Relative: Higher

Site Name : OCHOA'S MEAT MARKET | TAQUERIA MI LINDO URIANGATO | YOLANDA URIBE
16731 E ARROW HWY #1
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608310
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Facility Address : 16731 E ARROW HWY #1, AZUSA, 917025200

Site Details
Site Number : 014150
File Number : 072569
Status : OPEN
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : N/R
Permit Status : N/R
Permit Category : N/R
Type : N/R

Facility Name : MAR Y TIERRA FISH TACO
Facility Address : 16731 E ARROW HWY #1, AZUSA, 917025200

Site Details
Site Number : 014150
File Number : 066814
Status : CLOS
Area : 6
Last Date in Agency List : 2024-08-20

Site Number : 014150
File Number : 066755
Status : PERM
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000925955
Permit Status : CLOS
Permit Category : Stormwater Certificate
Type : S5

Permit Number : 000931119
Permit Status : PERM
Permit Category : Industrial Waste
Type : 01

Map Id: 48
Direction: NNE
Distance: 0.243 mi., 1284 ft.
Elevation: 484 ft.
Relative: Higher

Site Name : OCHOA'S MEAT MARKET | TAQUERIA MI LINDO URIANGATO | YOLANDA URIBE
16731 E ARROW HWY #1
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608310
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Facility Name : OCHOA'S MEAT MARKET
Facility Address : 16731 E ARROW HWY #1, AZUSA, 917025200

Site Details
Site Number : 014150
File Number : 043960
Status : CLOS
Area : 6
Last Date in Agency List : 2024-08-20

Site Number : 014150
File Number : 031931
Status : CLOS
Area : 6
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000285102
Permit Status : CLOS
Permit Category : Industrial Waste
Type : 01

Permit Number : 000552498
Permit Status : CLOS
Permit Category : Stormwater Certificate
Type : S5

Facility Name : SABOR LATINO ANTOJITOS
Facility Address : 16731 E ARROW HWY #1, AZUSA, 917025200

Site Details
Site Number : 014150
File Number : 061261
Status : OPEN
Area : 6
Last Date in Agency List : 2024-08-20

Site Number : 014150
File Number : 064782
Status : OPEN
Area : 6
Last Date in Agency List : 2024-08-20

Map Id: 48
Direction: NNE
Distance: 0.243 mi., 1284 ft.
Elevation: 484 ft.
Relative: Higher

Site Name : OCHOA'S MEAT MARKET | TAQUERIA MI LINDO URIANGATO | YOLANDA URIBE
16731 E ARROW HWY #1
AZUSA | UNINCORPORATED, CA

Database(s) : [HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA] ***(cont.)***

Envirosite ID: 57608310
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Permit Details
- Permit Number : N/R
- Permit Status : N/R
- Permit Category : N/R
- Type : N/R

- Facility Name : TAQUERIA MI LINDO URIANGATO
- Facility Address : 16731 E ARROW HWY #1, AZUSA, 917025200

Site Details
- Site Number : 014150
- File Number : 058656
- Status : OPEN
- Area : 6
- Last Date in Agency List : 2024-08-20

Permit Details
- Permit Number : N/R
- Permit Status : N/R
- Permit Category : N/R
- Type : N/R

- Facility Name : YOLANDA URIBE
- Facility Address : 16731 E ARROW HWY #1, AZUSA, 917025200

Site Details
- Site Number : 014150
- File Number : 014665
- Status : REM
- Area : 6
- Last Date in Agency List : 2024-08-20

Permit Details
- Permit Number : N/R
- Permit Status : N/R
- Permit Category : N/R
- Type : N/R

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA]

Envirosite ID: 280488
EPA ID: N/R

CALEPA SITES - CA

Facility Name : MANNING BROTHERS LANDFILL / MANNING PIT SEDIMENT PLACEMENT
Facility Address : 5155 VINCENT, IRWINDALE, 91706

Site ID : 46305
EI ID : 226225
EI Description : Land Disposal
Latitude : 34.100000
Longitude : -117.927222
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Facility Name : MANNING PIT INERT LANDFILL
Facility Address : 5155 VINCENT, IRWINDALE, 91706

Site ID : 132619
EI ID : L10002323364
EI Description : Land Disposal Site
Latitude : 34.104515
Longitude : -117.927605
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2022-12-21

Site ID : 132619
EI ID : 242232
EI Description : Land Disposal
Latitude : 34.105920
Longitude : -117.925550
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Facility Name : MANNING PIT SEDIMENT PLACEMENT
Facility Address : 5155 VINCENT, IRWINDALE, 91706

Site ID : 46305
EI ID : 226225
EI Description : Land Disposal
Latitude : 34.101281
Longitude : -117.927562
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2022-01-07

Site ID : 46305
EI ID : L10002239346
EI Description : Land Disposal Site
Latitude : 34.101281

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

CALEPA SITES - CA ***(cont.)***

Longitude :	-117.927562
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-01-07

CIWQS - CA

Facility Name :	MANNING PIT INERT LANDFILL
Facility Address :	5155 VINCENT, IRWINDALE, CA 91706-1022
County :	LOS ANGELES
Place ID :	242232
Agency Name :	IRWINDALE CITY
Last Date in Agency List :	2024-07-15
Facility Name :	MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
Facility Address :	5155 VINCENT, IRWINDALE, CA 91706
County :	LOS ANGELES
Place ID :	226225
Agency Name :	LOS ANGELES CNTY DPW
Last Date in Agency List :	2024-07-15

CIWQS 2 - CA

Facility Name :	Manning Pit Inert Landfill
Facility Address :	5155 Vincent Avenue, Irwindale, 91706
County :	Los Angeles
Facility ID :	242232
WDID :	4B192463001
Facility Type :	All other facilities
Region :	4
Place Type :	Waste Management Unit
Place Subtype :	Land fill
Ageny Name :	Irwindale City
Agency Type :	City Agency
Number of Agencies :	1
Status Date :	1991-01-28
Status :	Historical
Status Enrollee :	N
Individual/General :	I
Fee Code :	N/R
Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	2

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Baseline Flow :	0
Population (MS4)/Acres :	N/R
Reclamation :	N - No
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	43
Total Number of Inspections :	2
Date of Most Recent Completed Inspection:	2000-12-05
Date of Most Recent Received Report :	N/R
Total Number of Final (A+H) Enforcement Actions:	2
Most Recent Effective Date of Enf Action (A+H):	2003-05-16
Program :	LNDISP
Program Category :	LNDISP
Number of Programs :	1
Complexity :	C
Pretreatment :	X - Facility is not a POTW
Facility Waste Type :	Inert solid wastes
Reg Measure ID :	134755
Reg Measure Type :	WDR
Reg Measure Title :	WDR 91-015 for IRWINDALE, CITY OF
Reg Measure Description :	N/R
SIC 1 :	9511 - Air and Water Resource and Solid Waste Management
SIC 2 :	-
SIC 3 :	-
Latitude :	34.10592
Longitude :	-117.92555
Last Date in Agency List :	2024-05-08

Facility ID :	242232
WDID :	4B192463001
Facility Type :	All other facilities
Region :	4
Place Type :	Waste Management Unit
Place Subtype :	Land fill
Ageny Name :	Irwindale City
Agency Type :	City Agency
Number of Agencies :	1
Status Date :	2019-09-26
Status :	Historical
Status Enrollee :	N
Individual/General :	I
Fee Code :	59 - Land Disposal Site not paying tipping fee
Staff Assigned :	N/R
Number of Staff Assigned :	N/R

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	1
Baseline Flow :	0
Population (MS4)/Acres :	N/R
Reclamation :	N - No
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	0
Total Number of Inspections :	15
Date of Most Recent Completed Inspection:	2017-12-12
Date of Most Recent Received Report :	2019-07-18
Total Number of Final (A+H) Enforcement Actions:	0
Most Recent Effective Date of Enf Action (A+H):	N/R
Program :	LFOPER
Program Category :	LNDISP
Number of Programs :	1
Complexity :	C
Pretreatment :	X - Facility is not a POTW
Facility Waste Type :	Inert solid wastes
Reg Measure ID :	131290
Reg Measure Type :	WDR
Reg Measure Title :	WDR R4-2002-0103 for Irwindale City
Reg Measure Description :	N/R
SIC 1 :	9511 - Air and Water Resource and Solid Waste Management
SIC 2 :	-
SIC 3 :	-
Latitude :	34.10592
Longitude :	-117.92555
Last Date in Agency List :	2024-05-08
Facility Name :	Manning Pit Sediment Placement Site, Irwindale
Facility Address :	5155 Vincent Avenue, Irwindale, 91706
County :	Los Angeles
Facility ID :	226225
WDID :	4B190324001
Facility Type :	All other facilities
Region :	4
Place Type :	All Other
Place Subtype :	Dredge/Fill Site
Ageny Name :	Los Angeles Cnty DPW

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Agency Type :	County Agency
Number of Agencies :	1
Status Date :	2014-06-03
Status :	Active
Status Enrollee :	N
Individual/General :	I
Fee Code :	59 - Land Disposal Site not paying tipping fee
Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	1
Baseline Flow :	0
Population (MS4)/Acres :	N/R
Reclamation :	N - No
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	0
Total Number of Inspections :	17
Date of Most Recent Completed Inspection:	2022-05-27
Date of Most Recent Received Report :	2023-10-23
Total Number of Final (A+H) Enforcement Actions:	0
Most Recent Effective Date of Enf Action (A+H):	N/R
Program :	LNDISPOTH
Program Category :	LNDISP
Number of Programs :	1
Complexity :	C
Pretreatment :	X - Facility is not a POTW
Facility Waste Type :	Inert solid wastes
Reg Measure ID :	136127
Reg Measure Type :	WDR
Reg Measure Title :	WDR 97-011 (CI 3066) for Los Angeles Cnty DPW
Reg Measure Description :	N/R
SIC 1 :	4953 - Refuse Systems
SIC 2 :	-
SIC 3 :	-
Latitude :	34.1
Longitude :	-117.927222
Last Date in Agency List :	2024-05-08
Facility ID :	226225
WDID :	4B190324001
Facility Type :	All other facilities

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Region :	4
Place Type :	All Other
Place Subtype :	Dredge/Fill Site
Ageny Name :	Los Angeles Cnty DPW
Agency Type :	County Agency
Number of Agencies :	1
Status Date :	1985-11-25
Status :	Historical
Status Enrollee :	N
Individual/General :	I
Fee Code :	N/R
Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	2
Baseline Flow :	0
Population (MS4)/Acres :	N/R
Reclamation :	N - No
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	0
Total Number of Inspections :	1
Date of Most Recent Completed Inspection:	1997-01-16
Date of Most Recent Received Report :	N/R
Total Number of Final (A+H) Enforcement Actions:	0
Most Recent Effective Date of Enf Action (A+H):	N/R
Program :	LNDISP
Program Category :	LNDISP
Number of Programs :	1
Complexity :	C
Pretreatment :	X - Facility is not a POTW
Facility Waste Type :	Inert solid wastes
Reg Measure ID :	135211
Reg Measure Type :	WDR
Reg Measure Title :	WDR 85-075 for LA CO DEPT OF PUBLIC WORKS
Reg Measure Description :	N/R
SIC 1 :	4953 - Refuse Systems
SIC 2 :	-
SIC 3 :	-
Latitude :	34.1
Longitude :	-117.927222
Last Date in Agency List :	2024-05-08

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

FRS

Facility Name : MANNING PIT QUARRY SITE
Facility Address : 5155 VINCENT, IRWINDALE, CA 91706
County : LOS ANGELES

Site Details
Registry ID : 110066482354
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest
Source and System ID : CA-ENVIROVIEW - 132619

Facility Name : MANNING PIT SEDIMENT PLACEMENT SITENA IRWINDALE
Facility Address : 5155 VINCENT, IRWINDALE, CA 91706
County : LOS ANGELES

Site Details
Registry ID : 110065154567
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

FRS ***(cont.)***

FRS Environmental Interest

Source and System ID :	CA-ENVIROVIEW - 46305

HIST LDS - CA

Facility Name :	MANNING PIT QUARRY SITE
Facility Address :	5155 VINCENT, IRWINDALE, CA 91706
County :	LOS ANGELES
Facility ID :	N/R
Facility Type :	LAND DISPOSAL SITE
Status :	OPEN - VERIFICATION MONITORING
Global ID :	L10002323364
Site Code :	N/R
Last Date in Agency List :	2014-07-10

LDS - CA

Facility Name :	MANNING PIT QUARRY SITE
Facility Address :	5155 Vincent, IRWINDALE, CA 91706
County :	Los Angeles

Site Details

Status Date :	2019-09-12
Status :	Completed - Case Closed
Begin Date :	N/R
Global ID :	L10002323364
Site History :	N/R
RB Case Number :	4B192463001
Potential Media Affected :	N/R
Potential Contaminants of Concern :	N/R
Local Agency :	N/R
Local Case Number :	N/R
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	Regional Board
CUF Case :	NO
Caseworker :	WY
Case Type :	Land Disposal Site
How Discovered :	N/R
How Discovered Description :	N/R
Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.104515
Longitude :	-117.927606
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2020-08-17

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

LDS - CA ***(cont.)***

Contacts Summary

Global ID :	L10002323364
Contact Name :	Wen Yang
Contact Type :	Regional Board Caseworker
Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 W. 4TH ST., SUITE 200
City :	LOS ANGELES
Phone Number :	2136202253
Email :	wyang@waterboards.ca.gov

Regulatory Activities

Date :	2019-11-02
Global ID :	L10002323364
Action Type :	RESPONSE
Action :	Other Report / Document
Date :	2019-11-02
Global ID :	L10002323364
Action Type :	RESPONSE
Action :	Correspondence
Date :	2019-09-20
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Notice of Termination
Date :	2019-09-12
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Notice of Termination
Date :	2019-07-10
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Staff Letter
Date :	2019-04-23
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Site Visit / Inspection / Sampling
Date :	2017-12-12
Global ID :	L10002323364
Action Type :	ENFORCEMENT

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

LDS - CA ***(cont.)***

Action : Site Visit / Inspection / Sampling

Date : 2016-06-01
Global ID : L10002323364
Action Type : RESPONSE
Action : Correspondence

Date : 2014-10-24
Global ID : L10002323364
Action Type : RESPONSE
Action : Other Report / Document

Date : 2013-11-12
Global ID : L10002323364
Action Type : ENFORCEMENT
Action : Notice of Violation

Date : 2011-11-23
Global ID : L10002323364
Action Type : RESPONSE
Action : Other Workplan

Date : 2009-02-26
Global ID : L10002323364
Action Type : RESPONSE
Action : Other Workplan

Date : 2002-06-07
Global ID : L10002323364
Action Type : ENFORCEMENT
Action : Waste Discharge Requirements

Date : 2000-07-28
Global ID : L10002323364
Action Type : RESPONSE
Action : Site Assessment Report

Date : 1961-06-27
Global ID : L10002323364
Action Type : RESPONSE
Action : Correspondence

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

LDS - CA ***(cont.)***

Status History

Status Date :	2019-09-12
Global ID :	L10002323364
Status :	Completed - Case Closed
Status Date :	2016-05-31
Global ID :	L10002323364
Status :	Open - Operating
Status Date :	2016-05-28
Global ID :	L10002323364
Status :	Open - Closed/with Monitoring
Status Date :	2016-05-25
Global ID :	L10002323364
Status :	Open - Closed/with Monitoring
Facility Name :	Manning Pit Sediment Placement
Facility Address :	5155 Vincent, IRWINDALE, CA 91706
County :	Los Angeles

Site Details

Status Date :	2016-05-31
Status :	Open - Operating
Begin Date :	N/R
Global ID :	L10002239346
Site History :	N/R
RB Case Number :	4B190324001
Potential Media Affected :	N/R
Potential Contaminants of Concern :	N/R
Local Agency :	N/R
Local Case Number :	N/R
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	Regional Board
CUF Case :	NO
Caseworker :	WY
Case Type :	Land Disposal Site
How Discovered :	N/R
How Discovered Description :	N/R
Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.101281
Longitude :	-117.927563

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

LDS - CA ***(cont.)***

Agency URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2020-08-17

Contacts Summary
Global ID : L10002239346
Contact Name : Wen Yang
Contact Type : Regional Board Caseworker
Organization Name : LOS ANGELES RWQCB (REGION 4)
Address : 320 W. 4TH ST., SUITE 200
City : LOS ANGELES
Phone Number : 2136202253
Email : wyang@waterboards.ca.gov

Regulatory Activities
Date : 2017-12-12
Global ID : L10002239346
Action Type : ENFORCEMENT
Action : Site Visit / Inspection / Sampling

Date : 2014-05-16
Global ID : L10002239346
Action Type : ENFORCEMENT
Action : Staff Letter

Date : 2010-11-22
Global ID : L10002239346
Action Type : ENFORCEMENT
Action : Staff Letter

Date : 2010-11-11
Global ID : L10002239346
Action Type : RESPONSE
Action : Correspondence

Date : 1997-01-27
Global ID : L10002239346
Action Type : ENFORCEMENT
Action : Waste Discharge Requirements

Status History
Status Date : 2016-05-31
Global ID : L10002239346

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

LDS - CA ***(cont.)***

Status :	Open - Operating

RFR - CA

Facility Name :	Manning Pit Quarry Site
Facility Address :	5155 Vincent Avenue, Irwindale, CA 91706
County :	Los Angeles
Effective Date :	2002-05-23
Adoption Date :	2002-05-23
Termination Date :	N/R
Expiration/Review Date :	2017-05-23
NPDES Number :	N/R
Order Number :	R4-2002-0103
WDID :	4B192463001
SIC/NAICS :	9511
Program :	LFOPER, LNDISP
Regulatory Measure Status :	Active
Regulatory Measure Type :	WDR
Place/Project Type :	Land fill
Region :	4
Design Flow :	0
Major/Minor :	N/R
Complexity :	C
TTWQ :	3
Number of Enforcement Actions within Five Years:	N/R
Number of Violations within Five Years:	N/R
Agency :	Irwindale City
Agency Address :	5050 North Irwindale Avenue, Irwindale, CA 91706
Latitude :	N/R
Longitude :	N/R
Last Date in Agency List :	2019-09-09
Facility Name :	Manning Pit Sediment Placement Site, Irwindale
Facility Address :	5155 Vincent Avenue, Irwindale, CA 91706
County :	Los Angeles
Effective Date :	1997-01-27
Adoption Date :	1997-01-27
Termination Date :	N/R
Expiration/Review Date :	2029-05-14
NPDES Number :	N/R
Order Number :	97-011
WDID :	4B190324001
SIC/NAICS :	4953
Program :	LNDISP, LNDISPOTH
Regulatory Measure Status :	Active
Regulatory Measure Type :	WDR
Place/Project Type :	Dredge/Fill Site

Map Id: J49
Direction: NW
Distance: 0.309 mi., 1631 ft.
Elevation: 474 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL | MANNING PIT SEDIMENT PLACEMENT SITE, IRWINDALE
5155 VINCENT
IRWINDALE | Irwindale, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, FRS, HIST LDS - CA, LDS - CA, RFR - CA] ***(cont.)***

Envirosite ID: 280488
EPA ID: N/R

RFR - CA ***(cont.)***

Region :	4
Design Flow :	0
Major/Minor :	N/R
Complexity :	C
TTWQ :	3
Number of Enforcement Actions within Five Years:	N/R
Number of Violations within Five Years:	N/R
Agency :	Los Angeles Cnty DPW
Agency Address :	Po Box 1460, Alhambra, CA 91802-5912
Latitude :	34.1
Longitude :	-117.927222
Last Date in Agency List :	2024-08-07

Map Id: 50
Direction: NW
Distance: 0.358 mi., 1891 ft.
Elevation: 477 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL
5155 NORTH VINCENT AVENUE
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, LDS - CA]

Envirosite ID: 40092884
EPA ID: N/R

CALEPA SITES - CA

Facility Name :	MANNING PIT INERT LANDFILL
Facility Address :	5155 NORTH VINCENT AVENUE, IRWINDALE, 91706

Site ID :	132619
EI ID :	L10002323364
EI Description :	Land Disposal Site
Latitude :	34.104515
Longitude :	-117.927605
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-06-27

Site ID :	132619
EI ID :	242232
EI Description :	Land Disposal
Latitude :	34.105920
Longitude :	-117.925550
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2023-04-13

Map Id: 50
Direction: NW
Distance: 0.358 mi., 1891 ft.
Elevation: 477 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL
5155 NORTH VINCENT AVENUE
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, LDS - CA] ***(cont.)***

Envirosite ID: 40092884
EPA ID: N/R

CALEPA SITES - CA ***(cont.)***

Facility Name :	MANNING PIT QUARRY SITE
Facility Address :	5155 NORTH VINCENT AVENUE, IRWINDALE, 91706
Site ID :	882041
EI ID :	L10002323364
EI Description :	Land Disposal Site
Latitude :	34.104515
Longitude :	-117.927605
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Site ID :	666871
EI ID :	L10002323364
EI Description :	Land Disposal Site
Latitude :	34.104515
Longitude :	-117.927605
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2023-07-21

LDS - CA

Facility Name :	MANNING PIT QUARRY SITE
Facility Address :	5155 North Vincent Avenue, IRWINDALE, CA 91706
County :	Los Angeles

Site Details

Status Date :	2019-09-12
Status :	Completed - Case Closed
Begin Date :	N/R
Global ID :	L10002323364
Site History :	N/R
RB Case Number :	4B192463001
Potential Media Affected :	N/R
Potential Contaminants of Concern :	N/R
Local Agency :	N/R
Local Case Number :	N/R
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	Regional Board
CUF Case :	NO
Caseworker :	DAC
Case Type :	Land Disposal Site
How Discovered :	N/R
How Discovered Description :	N/R
Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.104515
Longitude :	-117.927606
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-08

Map Id: 50
Direction: NW
Distance: 0.358 mi., 1891 ft.
Elevation: 477 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL
5155 NORTH VINCENT AVENUE
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, LDS - CA] ***(cont.)***

Envirosite ID: 40092884
EPA ID: N/R

LDS - CA ***(cont.)***

Contacts Summary

Global ID :	L10002323364
Contact Name :	DOUGLAS CROSS
Contact Type :	Regional Board Caseworker - Primary Caseworker
Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 W. 4TH ST., SUITE 200
City :	LOS ANGELES
Phone Number :	2136202246
Email :	dcross@waterboards.ca.gov

Regulatory Activities

Date :	2019-11-02
Global ID :	L10002323364
Action Type :	RESPONSE
Action :	Other Report / Document

Date :	2019-11-02
Global ID :	L10002323364
Action Type :	RESPONSE
Action :	Correspondence

Date :	2019-09-20
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Notice of Termination

Date :	2019-09-12
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Notice of Termination

Date :	2019-07-10
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Staff Letter

Date :	2019-04-23
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Site Visit / Inspection / Sampling

Date :	2017-12-12
Global ID :	L10002323364
Action Type :	ENFORCEMENT
Action :	Site Visit / Inspection / Sampling

Map Id: 50
Direction: NW
Distance: 0.358 mi., 1891 ft.
Elevation: 477 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL
5155 NORTH VINCENT AVENUE
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, LDS - CA] ***(cont.)***

Envirosite ID: 40092884
EPA ID: N/R

LDS - CA ***(cont.)***

Date : 2016-06-01
Global ID : L10002323364
Action Type : RESPONSE
Action : Correspondence

Date : 2014-10-24
Global ID : L10002323364
Action Type : RESPONSE
Action : Other Report / Document

Date : 2013-11-12
Global ID : L10002323364
Action Type : ENFORCEMENT
Action : Notice of Violation

Date : 2011-11-23
Global ID : L10002323364
Action Type : RESPONSE
Action : Other Workplan

Date : 2009-02-26
Global ID : L10002323364
Action Type : RESPONSE
Action : Other Workplan

Date : 2002-06-07
Global ID : L10002323364
Action Type : ENFORCEMENT
Action : Waste Discharge Requirements

Date : 2000-07-28
Global ID : L10002323364
Action Type : RESPONSE
Action : Site Assessment Report

Date : 1961-06-27
Global ID : L10002323364
Action Type : RESPONSE
Action : Correspondence

Status History
Status Date : 2019-09-12
Global ID : L10002323364
Status : Completed - Case Closed

Map Id: 50
Direction: NW
Distance: 0.358 mi., 1891 ft.
Elevation: 477 ft.
Relative: Higher

Site Name : MANNING PIT QUARRY SITE | MANNING PIT INERT LANDFILL
5155 NORTH VINCENT AVENUE
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, LDS - CA] ***(cont.)***

Envirosite ID: 40092884
EPA ID: N/R

LDS - CA ***(cont.)***

Status Date :	1961-06-27
Global ID :	L10002323364
Status :	Open - Case Begin Date

Map Id: J51
Direction: NW
Distance: 0.359 mi., 1896 ft.
Elevation: 475 ft.
Relative: Higher

Site Name : GRANGER'S AIR CONDITIONING | AAA GRANGER'S HEATING & A/C | ROGER A GRANGER
16336 ARROW HWY E | 16336 ARROW | 16336 E ARROW HWY
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, CIWQS - CA, EPA LUST, FRS, HIST HMS_LOS ANGELES COUNTY - CA, LUST REG 4 - CA]

Envirosite ID: 57608323
EPA ID: N/R

CALEPA SITES - CA

Facility Name :	GRANGER'S AIR CONDITIONING
Facility Address :	16336 ARROW HWY E, IRWINDALE, 91706
Site ID :	236635
EI ID :	T0603705503
EI Description :	Leaking Underground Storage Tank Cleanup Site
Latitude :	34.106450
Longitude :	-117.926124
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-12-21
Site ID :	658316
EI ID :	T0603705503
EI Description :	Leaking Underground Storage Tank Cleanup Site
Latitude :	34.106450
Longitude :	-117.926124
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2023-07-21
Site ID :	878793
EI ID :	T0603705503
EI Description :	Leaking Underground Storage Tank Cleanup Site
Latitude :	34.106450
Longitude :	-117.926124
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23

Map Id: J51
Direction: NW
Distance: 0.359 mi., 1896 ft.
Elevation: 475 ft.
Relative: Higher

Site Name : GRANGER'S AIR CONDITIONING | AAA GRANGER'S HEATING & A/C | ROGER A GRANGER
16336 ARROW HWY E | 16336 ARROW | 16336 E ARROW HWY
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, CIWQS - CA, EPA LUST, FRS, HIST HMS_LOS ANGELES COUNTY - CA, LUST REG 4 - CA] ***(cont.)***

Envirosite ID: 57608323
EPA ID: N/R

CIWQS - CA

Facility Name :	AAA GRANGER'S HEATING & A/C
Facility Address :	16336 ARROW, IRWINDALE, CA 91706
County :	LOS ANGELES
Place ID :	204175
Agency Name :	AAA GRANGER'S HEATING & A/C
Last Date in Agency List :	2024-07-15

EPA LUST

Facility Name :	GRANGER'S AIR CONDITIONING
Facility Address :	16336 ARROW HWY E, IRWINDALE, California 91706
County :	N/R
Facility ID :	N/R
LUST ID :	CAT0603705503
Reported Date :	N/R
Status :	No Further Action
Substance :	N/R
Closed With Residual Contamination (Tribal Only):	N/R
NFA_Letter (Tribal Only) :	N/R
Tribe (Tribal Only) :	N/R
EPA Region :	9
Estimated Population within 1500ft :	1634
Estimated Private Domestic Wells within 1500ft:	0
Within Source Water Protection Area (SPA):	No
SPA Public Water System and Facility ID:	N/R
SPA Water Type :	N/R
SPA Facility Type :	N/R
SPA HUC12 :	N/R
Within Groundwater Wellhead Protection Area (WHPA):	Yes
WHPA Public Water System and Facility ID:	CA1910007_8827
WHPA Water Type :	GW
WHPA Facility Type :	WL
WHPA HUC12 :	180701060402
Within Estimated 100-year Floodplain:	No
Latitude :	34.10685
Longitude :	-117.926109999999
Last Date in Agency List :	2024-05-23

FRS

Facility Name :	GRANGER'S AIR CONDITIONING
Facility Address :	16336 ARROW HWY E, IRWINDALE, CA 91706

Map Id: J51
Direction: NW
Distance: 0.359 mi., 1896 ft.
Elevation: 475 ft.
Relative: Higher

Site Name : GRANGER'S AIR CONDITIONING | AAA GRANGER'S HEATING & A/C | ROGER A GRANGER
16336 ARROW HWY E | 16336 ARROW | 16336 E ARROW HWY
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, CIWQS - CA, EPA LUST, FRS, HIST HMS_LOS ANGELES COUNTY - CA, LUST REG 4 - CA] ***(cont.)***

Envirosite ID: 57608323
EPA ID: N/R

FRS ***(cont.)***

County : LOS ANGELES

Site Details
Registry ID : 110065110551
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest
Source and System ID : CA-ENVIROVIEW - 236635

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name : ROGER A GRANGER
Facility Address : 16336 E ARROW HWY, IRWINDALE, CA

Site Details
File Number : 018254-025383
File Status : REM
Area : IRWINDALE
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000203883
Permit Status : REM
Type : T1

LUST REG 4 - CA

Facility Name : GRANGER'S AIR CONDITIONING
Facility Address : 16336 ARROW HWY E, IRWINDALE, CA 91706
County : Los Angeles

Map Id: J51
Direction: NW
Distance: 0.359 mi., 1896 ft.
Elevation: 475 ft.
Relative: Higher

Site Name : GRANGER'S AIR CONDITIONING | AAA GRANGER'S HEATING & A/C | ROGER A GRANGER
16336 ARROW HWY E | 16336 ARROW | 16336 E ARROW HWY
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, CIWQS - CA, EPA LUST, FRS, HIST HMS_LOS ANGELES COUNTY - CA, LUST REG 4 - CA] ***(cont.)***

Envirosite ID: 57608323
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Site Details

Status Date :	1997-11-20
Status :	Completed - Case Closed
Begin Date :	1997-11-20
Global ID :	T0603705503
Region :	REGION 4
Site History :	N/R
RB Case Number :	R-25383
Potential Media Affected :	Soil
Potential Contaminants of Concern :	Aviation
Local Agency :	LOS ANGELES COUNTY
Local Case Number :	N/R
Lead Agency :	LOS ANGELES COUNTY
File Location :	N/R
CUF Case :	NO
Caseworker :	JOA
Case Type :	LUST Cleanup Site
How Discovered :	N/R
How Discovered Description :	N/R
Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.10645
Longitude :	-117.926124
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-09

Contacts Summary

Global ID :	T0603705503
Contact Name :	JOHN AWUJO
Contact Type :	Local Agency Caseworker - Primary Caseworker
Organization Name :	LOS ANGELES COUNTY
Address :	900 S FREMONT AVE
City :	ALHAMBRA
Phone Number :	6264583507
Email :	jawujo@dpw.lacounty.gov

Global ID :	T0603705503
Contact Name :	YUE RONG
Contact Type :	Regional Board Caseworker
Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 W. 4TH ST., SUITE 200
City :	Los Angeles
Phone Number :	N/R
Email :	yrong@waterboards.ca.gov

Map Id: J51
Direction: NW
Distance: 0.359 mi., 1896 ft.
Elevation: 475 ft.
Relative: Higher

Site Name : GRANGER'S AIR CONDITIONING | AAA GRANGER'S HEATING & A/C | ROGER A GRANGER
16336 ARROW HWY E | 16336 ARROW | 16336 E ARROW HWY
IRWINDALE, CA 91706

Database(s) : [CALEPA SITES - CA, CIWQS - CA, EPA LUST, FRS, HIST HMS_LOS ANGELES COUNTY - CA, LUST REG 4 - CA] ***(cont.)***

Envirosite ID: 57608323
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Regulatory Activities

Date :	1997-11-20
Global ID :	T0603705503
Action Type :	Other
Action :	Leak Reported

Status History

Status Date :	1997-11-20
Global ID :	T0603705503
Status :	Completed - Case Closed

Status Date :	1997-11-20
Global ID :	T0603705503
Status :	Open - Case Begin Date

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL]

Envirosite ID: 219057
EPA ID: N/R

CERCLIS-HIST

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706
County :	LOS ANGELES

Site ID :	0902092
Epa ID :	CAD980818512
Short Name :	SAN GABRIEL VALLEY (AREA
Congressional District :	32
IFMS ID :	09M5

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

CERCLIS-HIST ***(cont.)***

SMSA Number :	4480
USGC Hydro Unit :	18070106
Federal Facility :	N
DMNSN Number :	12.25
Site Orphan Flag :	N
RCRA ID :	N/R
USGS Quadrangle :	N/R
Site Init by Prog :	N/R
NFRAP Flag :	N/R
Parent ID :	N/R
RST Code :	N/R
EPA Region :	09
Classification :	G
Site Settings Code :	SU
NPL Status :	Currently on the Final NPL
DMNSN Unit Code :	SQMI
RBRAC Code :	N/R
RResp Fed Agency Code :	N/R
Non NPL Status :	N/R
Non NPL Status Date :	N/R
Site Fips Code :	06037
CC Concurrence Date :	N/R
CC Concurrence FY :	N/R
Alias EPA ID :	N/R
Site FUDS Flag :	N/R

CERCLIS Site Contact Name(s)

Contact ID :	9000127
Contact Name :	Wayne Praskins
Contact Tel. :	4159723181
Contact Title :	Remedial Project Manager (RPM)
Contact Email :	N/R

Contact ID :	13003854
Contact Name :	Leslie Ramirez
Contact Tel. :	4159723978
Contact Title :	Site Assessment Manager (SAM)
Contact Email :	N/R

Contact ID :	13003858
Contact Name :	Sharon Murray
Contact Tel. :	4159724250
Contact Title :	Site Assessment Manager (SAM)
Contact Email :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

CERCLIS-HIST ***(cont.)***

Contact ID :	13004003
Contact Name :	Carl Brickner
Contact Tel. :	N/R
Contact Title :	Site Assessment Manager (SAM)
Contact Email :	N/R
Alias Comments :	BALDWIN PARK
Site Description :	N/R
Alias Comments :	SAN GABRIEL VALLEY (AREA 2)
Site Description :	N/R

CERCLIS Assessment History

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Action Code :	001
Action :	ECOLOGICAL RISK ASSESSMENT
Date Started :	N/R
Date Completed :	1992-09-16
Priority Level :	1
Operational Unit :	01
Primary Responsibility :	EPA Fund-Financed
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R
Action Code :	001
Action :	PROSPECTIVE PURCHASER AGREEMENT ASSESSMENT
Date Started :	2001-06-05
Date Completed :	2001-09-25
Priority Level :	1
Operational Unit :	01
Primary Responsibility :	Federal Enforcement
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R
Action Code :	001
Action :	REMOVAL ASSESSMENT

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

CERCLIS-HIST ***(cont.)***

Date Started :	1991-12-27
Date Completed :	1991-12-27
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	EPA Fund-Financed
Planning Status :	Primary
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	ADMINISTRATIVE ORDER ON CONSENT
Date Started :	N/R
Date Completed :	1996-05-13
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	Federal Enforcement
Planning Status :	Primary
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	Lodged By DOJ
Date Started :	N/R
Date Completed :	2002-04-11
Priority Level :	2
Operational Unit :	01
Primary Responsibility :	N/R
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	PRELIMINARY ASSESSMENT
Date Started :	N/R
Date Completed :	1983-09-01
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	EPA Fund-Financed
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	FINAL LISTING ON NATIONAL PRIORITIES LIST

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

CERCLIS-HIST ***(cont.)***

Date Started :	N/R
Date Completed :	1984-05-08
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	EPA Fund-Financed
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	ALTERNATIVE DISPUTE RESOLUTION
Date Started :	2000-07-01
Date Completed :	2002-05-31
Priority Level :	1
Operational Unit :	01
Primary Responsibility :	EPA Fund-Financed
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	RISK/HEALTH ASSESSMENT
Date Started :	N/R
Date Completed :	1992-09-16
Priority Level :	1
Operational Unit :	01
Primary Responsibility :	EPA Fund-Financed
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started :	1997-05-15
Date Completed :	2000-06-30
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	Federal Enforcement
Planning Status :	Primary
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	FIVE-YEAR REVIEW

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

CERCLIS-HIST ***(cont.)***

Date Started :	2007-05-01
Date Completed :	2007-09-27
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	EPA Fund-Financed
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	RECORD OF DECISION
Date Started :	N/R
Date Completed :	1994-03-31
Priority Level :	1
Operational Unit :	01
Primary Responsibility :	EPA Fund-Financed
Planning Status :	Primary
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	OPERATIONS AND MAINTENANCE
Date Started :	2003-09-30
Date Completed :	N/R
Priority Level :	1
Operational Unit :	01
Primary Responsibility :	Responsible Party
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	UNILATERAL ADMIN ORDER
Date Started :	N/R
Date Completed :	2000-06-30
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	Federal Enforcement
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

CERCLIS-HIST ***(cont.)***

Date Started :	1984-09-30
Date Completed :	1994-07-01
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	Federal Enforcement
Planning Status :	Primary
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	ISSUE REQUEST LETTERS (104E)
Date Started :	N/R
Date Completed :	1983-08-01
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	Federal Enforcement
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	SETTLEMENT (GENERIC)
Date Started :	N/R
Date Completed :	2005-11-01
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	Federal Enforcement
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	PROPOSAL TO NATIONAL PRIORITIES LIST
Date Started :	N/R
Date Completed :	1983-09-08
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	EPA Fund-Financed
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	CLAIM IN BANKRUPTCY PROCEEDING

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

CERCLIS-HIST ***(cont.)***

Date Started :	2005-03-14
Date Completed :	2005-03-14
Priority Level :	1
Operational Unit :	00
Primary Responsibility :	Federal Enforcement
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

Action Code :	001
Action :	Special Notice Issued
Date Started :	N/R
Date Completed :	1994-02-03
Priority Level :	2
Operational Unit :	00
Primary Responsibility :	EPA Fund-Financed
Planning Status :	N/R
Urgency Indicator :	N/R
Action Anomaly :	N/R

CONSENT (DECREES)

Facility Name :	San Gabriel Valley (Area 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706
County :	N/R

Site Details

EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
Non-NPL Status :	N/R
Non-NPL Status Date :	N/R
Non-NPL Status Category :	N/R
Non-NPL Status Subcategory :	N/R
Site Status :	Active
Site Type :	Other
Site Type Subcategory :	Ground water plume site with no identifiable source
Region :	R09
Alias/Alternative Site Name :	SAN GABRIEL VALLEY (AREA 2), SAN GABRIEL VALLEY (AREA 2), BALDWIN PARK
Groundwater Migration Under Control :	Yes
Federal Agency :	N/R
Indian Entity :	N/R
HRS Score :	42.24
NPL Status :	Final NPL
Construction Completion Date :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY |
SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

CONSENT (DECREES) ***(cont.)***

Construction Complete :	No
Partial NPL Deletion :	No
Superfund Alternative Approach :	No
Site-wide Ready for Anticipated Use :	No
Human Exposure Under Control :	Yes
Native American Interest :	No
Federal Facility Indicator :	No
Superfund Site Profile Page URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-25

DOCKET

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706

Site Activity Details

Enforcement Action Case Number :	09-2005-2501
Activity ID :	3601999937
Enforcement Action Name :	SAN GABRIEL VALLEY (AREA 2)
Last Date in Agency List :	2024-05-16
Final Ordr Iss/Final Order Enter Date:	2019-03-26
Complaint/Proposed Order Actual Date:	2006-04-24
Final Order Issued Actual Date :	2019-03-26
Final Order Name :	AZUZA PIPE AND TUBE BENDING SETTLEMENT

Complaint Summary

Respondent/Defendant Name :	AZUZA PIPE AND TUBE PENDING
Named in Complaint :	Y
Named in Final Order :	Y
SEP Category :	N/R
SEP Description :	N/R
Regional Docket Number :	N/R

Standard Industrial Classification (SIC) Summary

Registry ID :	110009267916
Primary SIC :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

DOCKET ***(cont.)***

Primary NAICS :	N/R
Settlement FRS ICIS Facility :	3600034037 - SAN GABRIEL VALLEY (AREA 2) 3601121999 - SAN GABRIEL VALLEY (AREA 2)
Pollutants (SRS) :	N/R
Admin EA Closed Actual Date :	2019-03-26
Enforcement Action Name :	AZUZA PIPE AND TUBE BENDING SETTLEMENT
Enforcement Action Resolution :	Final Order With Specified Cost Recovery
Violation Types :	N/R
Case Law Sections :	CERCLA 107A - Cost Recovery

Violation Penalties and Compliance Summary

Compliance Action Cost :	0
EPA Penalty Assessed Amount :	0
Cost Recovery Required :	N/R
Cost of SEP :	0
Cost of Complying Actions :	N/R

Site Activity Details

Enforcement Action Case Number :	09-2006-2501
Activity ID :	3602312055
Enforcement Action Name :	SAN GABRIEL VALLEY (AREA 2)
Last Date in Agency List :	2024-05-16
Final Ordr Iss/Final Order Enter Date:	2020-01-14
Complaint/Proposed Order Actual Date:	2020-01-14
Final Order Issued Actual Date :	2020-01-14
Final Order Name :	BALDWIN PARK OU 2005 CD MODIFICATION
Final Ordr Iss/Final Order Enter Date:	2006-12-13
Complaint/Proposed Order Actual Date:	2006-12-12
Final Order Issued Actual Date :	2006-12-13
Final Order Name :	BALDWIN PARK OU CD

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

DOCKET ***(cont.)***

Complaint Summary

Respondent/Defendant Name :	AEROJET GENERAL CORPORATION and GENCORP, INC.
Named in Complaint :	Y
Named in Final Order :	Y
SEP Category :	N/R
SEP Description :	N/R
Regional Docket Number :	N/R

Standard Industrial Classification (SIC) Summary

Registry ID :	110009267916
Primary SIC :	N/R
Primary NAICS :	N/R
Settlement FRS ICIS Facility :	3600034037 - SAN GABRIEL VALLEY (AREA 2) 3601121999 - SAN GABRIEL VALLEY (AREA 2)
Pollutants (SRS) :	N/R
Admin EA Closed Actual Date :	2020-01-14
Enforcement Action Name :	BALDWIN PARK OU CD
Enforcement Action Resolution :	Final Order With Specified Cost Recovery
Violation Types :	N/R
Case Law Sections :	CERCLA 107A - Cost Recovery

Violation Penalties and Compliance Summary

Compliance Action Cost :	0
EPA Penalty Assessed Amount :	0
Cost Recovery Required :	N/R
Cost of SEP :	0
Cost of Complying Actions :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

DOCKET ***(cont.)***

Site Activity Details

Enforcement Action Case Number :	09-2015-2507
Activity ID :	3600121900
Enforcement Action Name :	SAN GABRIEL VALLEY (AREA 2)
Last Date in Agency List :	2024-05-16
Final Ordr Iss/Final Order Enter Date:	2015-06-03
Complaint/Proposed Order Actual Date:	N/R
Final Order Issued Actual Date :	2015-06-03
Final Order Name :	Reichhold Perspective Purchaser Agreement

Complaint Summary

Respondent/Defendant Name :	Reichhold Holdings US, Inc.
Named in Complaint :	N
Named in Final Order :	Y
SEP Category :	N/R
SEP Description :	N/R
Regional Docket Number :	N/R

Standard Industrial Classification (SIC) Summary

Registry ID :	110009267916
Primary SIC :	N/R
Primary NAICS :	N/R
Settlement FRS ICIS Facility :	3600034037 - SAN GABRIEL VALLEY (AREA 2)
Pollutants (SRS) :	N/R
Admin EA Closed Actual Date :	2015-06-03
Enforcement Action Name :	Reichhold Perspective Purchaser Agreement
Enforcement Action Resolution :	Final Order With Specified Cost Recovery
Violation Types :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

DOCKET ***(cont.)***

Case Law Sections : CERCLA 106A - Imminent & Substantial Endangerment Order
CERCLA 107A - Cost Recovery

Violation Penalties and Compliance Summary
Compliance Action Cost : 0
EPA Penalty Assessed Amount : 0
Cost Recovery Required : N/R
Cost of SEP : 0
Cost of Complying Actions : N/R

Facility Name : SAN GABRIEL VALLEY AREA 2
Facility Address : SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706

Site Activity Details
Enforcement Action Case Number : 03-2014-7010
Activity ID : 3400293561
Enforcement Action Name : SAN GABRIEL VALLEY AREA 2
Last Date in Agency List : 2024-05-16

Final Ordr Iss/Final Order Enter Date: 2019-03-26
Complaint/Proposed Order Actual Date: 2019-03-26
Final Order Issued Actual Date : 2019-03-26
Final Order Name : HOME INSURANCE COMPANY (SHARON STEEL CORP FARRELL WORKS DISPOSAL AREA)

Complaint Summary
Respondent/Defendant Name : HOME INSURANCE COMPANY
Named in Complaint : Y
Named in Final Order : Y

SEP Category : N/R
SEP Description : N/R

Regional Docket Number : 18-195

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

DOCKET ***(cont.)***

Standard Industrial Classification (SIC) Summary

Registry ID :	110070408553
Primary SIC :	N/R
Primary NAICS :	331111 - Iron and Steel Mills
Settlement FRS ICIS Facility :	1000005122 - U.S. OIL RECOVERY 3400053150 - SHARON STEEL CORP STEEL DIV 3600170138 - LOWER DUWAMISH WATERWAY 3600203582 - SHARON STEEL CORP (FARRELL WORKS DISPOSAL AREA) 3601131351 - SAN GABRIEL VALLEY AREA 2 3601131359 - U.S. OIL RECOVERY 3601131366 - LEE'S LANE LANDFILL 3601131367 - PETROLEUM PRODUCTS CORP. 3601131368 - LEE'S LANE LANDFILL 3601131369 - PETROLEUM PRODUCTS CORP. 41027 - LOWER DUWAMISH WATERWAY
Pollutants (SRS) :	Arsenic Barium Cadmium Chromium Lead
Admin EA Closed Actual Date :	2019-03-26
Enforcement Action Name :	HOME INSURANCE COMPANY (SHARON STEEL CORP FARRELL WORKS DISPOSAL AREA)(NC)(LEAD)
Enforcement Action Resolution :	N/R
Violation Types :	N/R
Case Law Sections :	CERCLA 107A - Cost Recovery

Violation Penalties and Compliance Summary

Compliance Action Cost :	0
EPA Penalty Assessed Amount :	0
Cost Recovery Required :	N/R
Cost of SEP :	0
Cost of Complying Actions :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

ECHO

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110009267916
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	1
Last Formal Action Date :	2020-01-14
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	N/R
Programs IN SNC :	0
Current Compliance Status :	N/R
Three-Year Compliance Status :	N/R
Collection Method :	N/R
Reference Point :	N/R
Accuracy Meters :	36031
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91790
Derived CD113 :	32
Derived CB2010 :	060374053022005
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

ECHO ***(cont.)***

CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	N/R
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	2020-01-14
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	N
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.073611
Longitude :	-117.9361
Last Date in Agency List :	2024-07-12

Facility Name :	SAN GABRIEL VALLEY AREA 2
Facility Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
County :	LOS ANGELES

Last Inspection Date :	N/R
Registry ID :	110070408553
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

ECHO ***(cont.)***

Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	2019-03-26
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	INTERPOLATION - DIGITAL MAP SRCE (TIGER)
Reference Point :	ACRES POINTS NOT REPRESENTED BY 101-107
Accuracy Meters :	18903
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91790
Derived CD113 :	32
Derived CB2010 :	060374053022005
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	9241 - Administration of Environmental Quality Programs
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	2019-03-26
Facility Last Formal Act State Date :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY |
SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

ECHO ***(cont.)***

Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.073611
Longitude :	-117.9361
Last Date in Agency List :	2024-07-12

FED E C

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706
County :	LOS ANGELES
Site ID :	0902092
Site EPA ID :	CAD980818512
Region Code :	09
Action ID :	001
Action Name :	RECORD OF DECISION
Action Completion Date :	1994-03-31
Planned Completion Date :	1994-03-31
Operable Unit ID :	01
Contaminated Media :	Groundwater
Engineering Control(s) :	Liquid Phase Carbon Adsorption
Last Date in Agency List :	2024-10-07
Site ID :	0902092
Site EPA ID :	CAD980818512
Region Code :	09
Action ID :	001
Action Name :	RECORD OF DECISION

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

FED E C ***(cont.)***

Action Completion Date :	1994-03-31
Planned Completion Date :	1994-03-31
Operable Unit ID :	01
Contaminated Media :	Groundwater
Engineering Control(s) :	Discharge
Last Date in Agency List :	2024-10-07

Site ID :	0902092
Site EPA ID :	CAD980818512
Region Code :	09
Action ID :	001
Action Name :	RECORD OF DECISION
Action Completion Date :	1994-03-31
Planned Completion Date :	1994-03-31
Operable Unit ID :	01
Contaminated Media :	Groundwater
Engineering Control(s) :	Air Stripping
Last Date in Agency List :	2024-10-07

Site ID :	0902092
Site EPA ID :	CAD980818512
Region Code :	09
Action ID :	001
Action Name :	RECORD OF DECISION
Action Completion Date :	1994-03-31
Planned Completion Date :	1994-03-31
Operable Unit ID :	01
Contaminated Media :	Groundwater
Engineering Control(s) :	Pump And Treat
Last Date in Agency List :	2024-10-07

Site ID :	0902092
Site EPA ID :	CAD980818512
Region Code :	09
Action ID :	001
Action Name :	RECORD OF DECISION
Action Completion Date :	1994-03-31
Planned Completion Date :	1994-03-31
Operable Unit ID :	01
Contaminated Media :	Groundwater
Engineering Control(s) :	Monitoring
Last Date in Agency List :	2024-10-07

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

FRS

Facility Name : SAN GABRIEL VALLEY (AREA 2)

Facility Address :

SUNSET & SAN BERNARDINO FREEWAY SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706

County : LOS ANGELES

Site Details
Registry ID : 110009267916
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

The Superfund Enterprise Management System (SEMS) integrates multiple legacy systems into a comprehensive tracking and reporting tool, providing data on the inventory of active and archived hazardous waste sites evaluated by the Superfund program. 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.

FRS Environmental Interest
Source and System ID : SEMS - CAD980818512

Facility Name : SAN GABRIEL VALLEY AREA 2
Facility Address : SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
County : LOS ANGELES

Site Details
Registry ID : 110070408553
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

FRS ***(cont.)***

Source Description

Source Description :

ICIS provides a database that, when complete, will contain enforcement and compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained in ICIS by EPA in the Regional offices and at Headquarters. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	ICIS - 3601131351 RCRAINFO - CAD980818512

HAZNET - CA

Facility Name :	SAN GABRIEL VALLEY AREA 2
Facility Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAD980818512
Active :	Active
Category :	FEDERAL
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	P.O. BOX 6010, EL MONTE, CA 917342010
Latitude :	34.07232600

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

HAZNET - CA ***(cont.)***

Longitude :	-117.93622950
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :
2019: 352 - Other organic solids, 23.50000 tons to AZD982441263
2018: 352 - Other organic solids, 65.00000 tons to AZD982441263
2017: 352 - Other organic solids, 6 tons to AZD982441283
2017: 352 - Other organic solids, 15 tons to AZD982441263
2016: 352 - Other organic solids, 40 tons to AZD982441263
2015: 352 - Other organic solids, 34.5 tons to AZD982441263

HWG - CA

Facility Name :	SAN GABRIEL VALLEY AREA 2
Facility Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
County :	LOS ANGELES
EPA ID :	CAD980818512
Status :	Active
Category :	FEDERAL
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	11142 GARVEY AVE, EL MONTE, CA 91733
Owner Name :	SAN GABRIEL VALLEY AREA A
Owner Address :	11142 GARVEY AVE, EL MONTE, CA 91733
Operator Name :	RUDY VALENZUELA
Operator Address :	11142 GARVEY AVE, EL MONTE, CA 91733
Latitude :	34.072326
Longitude :	-117.93623

MANIFEST EPA

Manifest Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Manifest Number :	025343089JJK
Shipped Date :	2024-02-20
Updated Date :	2024-04-09
Received Date :	2024-02-21
Status :	Signed
Generator ID :	CAD980818512

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Generator Name :	SAN GABRIEL VALLEY AREA 2
Generator Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
Generator Mailing :	P.O. BOX 6010, EL MONTE, CA 91734-2010
Generator Contact :	N/R
Destination ID :	AZD982441263
Destination Name :	EVOQUA WATER TECHNOLOGIES
Destination Mailing :	PO BOX 3308, PARKER, AZ 85344
Destination Address :	2523 MUTAHAR ST, PARKER, AZ 85344
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON - RCRA HAZARDOUS WASTE SOLID (SPENT CARBON)
Quantity :	20000 Pounds
Quantity Tons, Acute, Non-Acute :	10, 0, 10
Quantity Kg, Acute, Non-Acute :	0, 9070.301
Quantity Tons, Haz, Non-Haz :	, 10
Quantity Kg, Haz, Non-Haz :	, 9070.301
Management Method :	H039 - OTHER RECOVERY OR RECLAMATION FOR REUSE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 352

Manifest Details

Manifest Number :	020950703JJK
Shipped Date :	2023-05-10
Updated Date :	2023-05-22
Received Date :	2023-05-12
Status :	Signed
Generator ID :	CAD980818512
Generator Name :	SAN GABRIEL VALLEY AREA 2
Generator Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
Generator Mailing :	P.O. BOX 6010, EL MONTE, CA 91734-2010
Generator Contact :	N/R
Destination ID :	AZD982441263
Destination Name :	EVOQUA WATER TECHNOLOGIES

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Destination Mailing :	PO BOX 3308, PARKER, AZ 85344
Destination Address :	2523 MUTAHAR ST, PARKER, AZ 85344
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON-RCRA HAZARDOUS WASTE SOLID (SPENT CARBON)
Quantity :	20000 Pounds
Quantity Tons, Acute, Non-Acute :	10, 0, 10
Quantity Kg, Acute, Non-Acute :	0, 9070.301
Quantity Tons, Haz, Non-Haz :	, 10
Quantity Kg, Haz, Non-Haz :	, 9070.301
Management Method :	H039 - OTHER RECOVERY OR RECLAMATION FOR REUSE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 352

Manifest Details

Manifest Number :	025343023JJK
Shipped Date :	2023-05-05
Updated Date :	2023-05-22
Received Date :	2023-05-09
Status :	Signed
Generator ID :	CAD980818512
Generator Name :	SAN GABRIEL VALLEY AREA 2
Generator Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
Generator Mailing :	P.O. BOX 6010, EL MONTE, CA 91734-2010
Generator Contact :	N/R
Destination ID :	AZD982441263
Destination Name :	EVOQUA WATER TECHNOLOGIES
Destination Mailing :	PO BOX 3308, PARKER, AZ 85344
Destination Address :	2523 MUTAHAR ST, PARKER, AZ 85344
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON RCRA HAZARDOUS WASTE SOLID
Quantity :	20000 Pounds
Quantity Tons, Acute, Non-Acute :	10, 0, 10
Quantity Kg, Acute, Non-Acute :	0, 9070.301
Quantity Tons, Haz, Non-Haz :	, 10
Quantity Kg, Haz, Non-Haz :	, 9070.301
Management Method :	H039 - OTHER RECOVERY OR RECLAMATION FOR REUSE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 352

Manifest Details

Manifest Number :	025343009JJK
Shipped Date :	2023-04-24
Updated Date :	2023-05-11
Received Date :	2023-04-27
Status :	Signed
Generator ID :	CAD980818512
Generator Name :	SAN GABRIEL VALLEY AREA 2
Generator Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
Generator Mailing :	P.O. BOX 6010, EL MONTE, CA 91734-2010
Generator Contact :	N/R
Destination ID :	AZD982441263
Destination Name :	EVOQUA WATER TECHNOLOGIES
Destination Mailing :	PO BOX 3308, PARKER, AZ 85344
Destination Address :	2523 MUTAHAR ST, PARKER, AZ 85344
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON RCRA HAZARDOUS WASTE SOLID
Quantity :	36000 Pounds
Quantity Tons, Acute, Non-Acute :	18, 0, 18
Quantity Kg, Acute, Non-Acute :	0, 16326.541
Quantity Tons, Haz, Non-Haz :	, 18
Quantity Kg, Haz, Non-Haz :	, 16326.541
Management Method :	H039 - OTHER RECOVERY OR RECLAMATION FOR REUSE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 352

Manifest Details

Manifest Number :	020486304JJK
Shipped Date :	2022-11-23
Updated Date :	2022-12-13
Received Date :	2022-11-29
Status :	Signed
Generator ID :	CAD980818512
Generator Name :	SAN GABRIEL VALLEY AREA 2
Generator Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
Generator Mailing :	P.O. BOX 6010, EL MONTE, CA 91734-2010
Generator Contact :	N/R
Destination ID :	AZD982441263
Destination Name :	EVOQUA WATER TECHNOLOGIES
Destination Mailing :	PO BOX 3308, PARKER, AZ 85344
Destination Address :	2523 MUTAHAR ST, PARKER, AZ 85344
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON RCRA HAZARDOUS WASTE SOLID

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY |
SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Quantity :	12000 Pounds
Quantity Tons, Acute, Non-Acute :	6, 0, 6
Quantity Kg, Acute, Non-Acute :	0, 5442.18
Quantity Tons, Haz, Non-Haz :	0, 6
Quantity Kg, Haz, Non-Haz :	0, 5442.18
Management Method :	H039 - OTHER RECOVERY OR RECLAMATION FOR REUSE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 352

NPL

Facility Name :	San Gabriel Valley (Area 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706
Listing Date :	1984-05-08
Site Score :	42.24
Site EPA ID :	CAD980818512
Federal Facility Indicator :	No
National Priorities List Status :	Final
Congressional District :	31,28,34,32
Other Site Name :	BALDWIN PARK
County :	LOS ANGELES
Site Listing Narrative Link :	Click here for hyperlink provided by the agency.
Site Progress Profile Link :	Click here for hyperlink provided by the agency.
Federal Register Notice Link :	Click here for hyperlink provided by the agency.
Site Location Link :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-25

Site Details

Superfund Site :	SAN GABRIEL VALLEY (AREA 2) BALDWIN PARK, CA
Street Address :	SUNSET & SAN BERNARDINO FREEWAY BALDWIN PARK, CA 91706

Site Status :

Been Done to Clean Up the Site In 1994, EPA adopted a groundwater cleanup plan (also know as the "Record of Decision" or "ROD") for the Baldwin Park area. The ROD was updated by the "Explanation of Significant Differences" in May 1999. The remedy at the site is large-scale groundwater extraction and treatment (i.e., "pump and treat"). In the 1990s, EPA identified Potentially Responsible Parties (PRPs) at the site and, working with local water agencies, began initial design work on the project. After the PRPs reached a detailed agreement with seven local water agencies in March 2002, design work was completed and construction work began. Construction of the planned groundwater extraction and treatment facilities was largely completed in 2006. Five pump and treat "sub-projects" have been built or expanded, having a combined treatment capacity of more than 30,000 gallons per

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

NPL ***(cont.)***

minute (equivalent to 43.2 million gallons per day [MGD]). Each sub-project has multiple groundwater extraction wells and three or more water treatment processes for removal of the contaminants from the groundwater. Ion exchange systems remove perchlorate and nitrate; ultraviolet light and hydrogen peroxide systems remove NDMA and 1,4-dioxane, and air stripping and/or granular activated carbon systems remove VOCs from the groundwater. Subproject Status Design and Construction Cost Approx. Treatment Capacity (gallons per minute) La Puente Valley County Water District Operating since 2000 $ 7 million 2500 SGVWC Plant B6 Operating since 2005 $36 million 7800 Valley County Water District Operating since 2006 $58 million 7800 SGVWC Plant B5 Operation began 2007 $22 million 7800 California Domestic Water Co Operating 5,000 to 15,000 TOTAL: more than $123 million 25,900

Site Background :

The San Gabriel Valley Area 2 Superfund site (also known as the Baldwin Park Operable Unit) is one of four Superfund sites cleaning up multiple areas of groundwater contamination in the San Gabriel Basin.The site addresses groundwater contamination underlying portions of the cities of Azusa, Irwindale, Baldwin Park, West Covina, La Puente and Industry. The San Gabriel Groundwater Basin is the primary source of drinking water for more than one million people. Industrial solvents and other contaminants were first identified in groundwater in the San Gabriel Valley in 1979. The contamination at the site is believed to be the result of decades of improper chemical handling and disposal practices. Although many of the laws regulating the handling and disposal of hazardous chemicals went into effect after 1970, historical documents demonstrate that local officials were concerned about the potential for groundwater contamination by industrial activity in the San Gabriel Valley as early as the 1950s. EPA's efforts began in the mid-1980s with studies needed to understand the sources, nature, and extent of soil and groundwater contamination. In the 1980s and early 1990s, EPA added the site to the National Priorities List, developed a basin-wide plan to set cleanup priorities, and led state and federal efforts to develop the institutional framework necessary to address the contamination. As of December 2023, more than $400 million has been spent to construct and operate the water treatment facilities installed as part of the cleanup. More than 223 billion gallons of contaminated groundwater have been treated, more than 122,000pounds of contamination removed from the ground water, and more than 40,000 pounds of contamination removed from the soil.

Contact Information

Contact Name :	Romie Duarte
Contact Title :	Community Involvement Coordinator
Phone :	(213) 244-1801
Email :	duarte.romie@epa.gov
Additional Site Contacts :	State Contact:; Christine Bucklin, christine.bucklin@dtsc.ca.gov; California Depatment of Toxic Substances Control
Contact Name :	Wayne Praskins
Contact Title :	Remedial Project Manager
Phone :	(415) 972-3181
Email :	Praskins.Wayne@epa.gov

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

NPL ***(cont.)***

Additional Site Contacts : State Contact:; Christine Bucklin, christine.bucklin@dtsc.ca.gov; California Depatment of Toxic Substances Control

Contaminant Information

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

CAS Number : 100-41-4
Contaminant Name : ETHYLBENZENE
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 107-06-2
Contaminant Name : 1,2-DICHLOROETHANE
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 108-88-3
Contaminant Name : TOLUENE
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 127-18-4
Contaminant Name : TETRACHLOROETHENE
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 1330-20-7
Contaminant Name : XYLENE (MIXED ISOMERS)
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 156-59-2
Contaminant Name : CIS-1,2-DICHLOROETHENE

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

NPL ***(cont.)***

Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 156-60-5
Contaminant Name : TRANS-1,2-DICHLOROETHENE
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 56-23-5
Contaminant Name : CARBON TETRACHLORIDE
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 67-66-3
Contaminant Name : CHLOROFORM
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

CAS Number : 71-43-2
Contaminant Name : BENZENE
Contaminated Media : Groundwater
Area of Site Found (Operable Unit) : BALDWIN PARK (01)
More Information Link : Click here for hyperlink provided by the agency.

Operable Units Information

OU ID : 00
Name : SITEWIDE
Decision Document : Not applicable
Cleanup Technologies Selected in the Decision Document: N/R

OU ID : 01
Name : BALDWIN PARK
Decision Document : Record of Decision, March 31, 1994

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

NPL ***(cont.)***

Cleanup Technologies Selected in the Decision Document:	Monitoring; Carbon Adsorption (liquid phase, P&T, exsitu); Treatment (other, not otherwise specified, exsitu, onsite); Discharge (surface water/NPDES discharge); Air Stripping (P&T, exsitu)
OU ID :	02
Name :	LPVCWD SUBPROJECT
Decision Document :	No decision document
Cleanup Technologies Selected in the Decision Document:	N/R
OU ID :	03
Name :	VCWD SUBPROJECT
Decision Document :	No decision document
Cleanup Technologies Selected in the Decision Document:	N/R
OU ID :	04
Name :	SGVWC B6 SUBPROJECT
Decision Document :	No decision document
Cleanup Technologies Selected in the Decision Document:	N/R
OU ID :	05
Name :	SGVWC B5 SUBPROJECT
Decision Document :	No decision document
Cleanup Technologies Selected in the Decision Document:	N/R

Performance Measures Information

Human Exposure Under Control :	Yes
Groundwater Migration Under Control :	Yes
Construction Complete :	No
Sitewide Ready for Anticipated Use :	No

NPL EPA R9 GIS

Description :	GIS for EPA Region 9 NPL

PRP

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

County : N/R

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Complete Date :	2019-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	AZUSA PIPE AND TUBE BENDING
Street Address :	766 N. Todd Avenue, AZUSA, CA 91702
Region Code :	09
Action Type Seq :	ST-2
Action Name :	SETTLMNT
Last Date in Agency List :	2024-07-05

Complete Date :	2015-06-03
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	REICHHOLD CHEMICALS, INC.
Street Address :	237 S. MOTOR AVE., AZUSA, CA 91702
Region Code :	09
Action Type Seq :	AC-4
Action Name :	ADM ORDR
Last Date in Agency List :	2024-07-05

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	AZUSA PIPE AND TUBE BENDING
Street Address :	766 N. Todd Avenue, AZUSA, CA 91702
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY |
SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	GENERAL SERVICES ADMINISTRATION
Street Address :	N/R
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	DEPT. OF NAVY
Street Address :	N/R
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	DEPT. OF AIR FORCE
Street Address :	N/R
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

Party Name :	FREDERICK G. TRESSEL
Street Address :	720 WEST CAMINO REAL, ARCADIA, CA 91007
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	RONALD F. TRESSEL
Street Address :	1020 NORTH PALM DRIVE, AZUSA, CA 91702
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	DEPT. OF DEFENSE
Street Address :	N/R
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	ARMY CORPS OF ENGINEERS
Street Address :	N/R
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY |
SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

Complete Date :	2007-03-26
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	TRESSEL FAMILY TRUST
Street Address :	720 W. EL CAMINO REAL, ARCADIA, CA 91007
Region Code :	09
Action Type Seq :	CD-9
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-16
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	PHAOSTRON INSTRUMENT & ELECTRONIC CO.
Street Address :	717 NORTH CONEY AVE., AZUSA, CA 91702
Region Code :	09
Action Type Seq :	CD-8
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-14
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	LEACH INTERNATIONAL CORP.
Street Address :	N/R
Region Code :	09
Action Type Seq :	CD-7
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

Party Name :	FAIRCHILD HOLDING CORPORATION
Street Address :	45025 Aviation Drive Suite 400, DULLES, VA 20166
Region Code :	09
Action Type Seq :	CD-6
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	HARTWELL CORP
Street Address :	900 S. RICHFIELD ROAD, PLACENTIA, CA 92870
Region Code :	09
Action Type Seq :	CD-6
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	WYNN OIL CO.
Street Address :	1050 WEST 5TH ST., BOX 4370, FULLERTON, CA 92634
Region Code :	09
Action Type Seq :	CD-6
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	ALLEGIANCE HEALTHCARE CORPORATION
Street Address :	1430 Waukegan Road, MCGAW PARK, IL 600856787
Region Code :	09
Action Type Seq :	CD-4
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY |
SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	AEROJET-GENERAL CORP.
Street Address :	100 BLUE RAVIN RD., FOLSOM, CA 95630
Region Code :	09
Action Type Seq :	CD-2
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	AZUSA LAND RECLAMATION
Street Address :	P.O. BOX 949, AZUSA, CA 91702
Region Code :	09
Action Type Seq :	CD-6
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	LOCKHEED MARTIN CORPORATION
Street Address :	310 North Westlake Blvd. suite 200, WESTLAKE VILLAGE, CA 91362
Region Code :	09
Action Type Seq :	CD-3
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

Party Name :	REICHHOLD CHEMICALS, INC.
Street Address :	237 S. MOTOR AVE., AZUSA, CA 91702
Region Code :	09
Action Type Seq :	CD-6
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	OIL AND SOLVENT PROCESS COMPANY
Street Address :	3900 south Wadsworth Boulevard # 800, LAKEWOOD, CO 80235
Region Code :	09
Action Type Seq :	CD-6
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	THE VALSPAR CORP
Street Address :	P.O. BOX 1461, MINNEAPOLIS, MN 55440
Region Code :	09
Action Type Seq :	CD-3
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	MOBIL OIL CORPORATION
Street Address :	3225 gallows Road Room 6W402, FAIRFAX, VA 22037
Region Code :	09
Action Type Seq :	CD-3
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY |
SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

Complete Date :	2005-12-13
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	PHILLIP MORRIS INCORPORATED
Street Address :	P.O. Box 26603, RICHMOND, VA 23261
Region Code :	09
Action Type Seq :	CD-4
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-12-12
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	WHITE AND WHITE PROPERTIES
Street Address :	c\o Resolution Law Group 3687 Mt Diablo Blvd., LAFAYETTE, CA 94549
Region Code :	09
Action Type Seq :	CD-5
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05

Complete Date :	2005-11-01
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	HUFFY CORPORATION
Street Address :	7701 BYERS ROAD, MIAMISBURG, OH 45342
Region Code :	09
Action Type Seq :	ST-1
Action Name :	SETTLMNT
Last Date in Agency List :	2024-07-05

Complete Date :	2002-08-27
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

PRP ***(cont.)***

Party Name :	J. H. MITCHELL AND SONS DISTRIBUTORS, INC.
Street Address :	P.O. BOX 446, BALDWIN PARK, CA 91706
Region Code :	09
Action Type Seq :	CD-1
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05
Complete Date :	2002-08-27
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	SCREWMATIC INC.
Street Address :	925 W. FIRST STREET, AZUSA, CA 91702
Region Code :	09
Action Type Seq :	CD-1
Action Name :	C DECREE
Last Date in Agency List :	2024-07-05
Complete Date :	2000-06-30
Date Type :	SETTLEMENT DATE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
Party Name :	THE VALSPAR CORP
Street Address :	P.O. BOX 1461, MINNEAPOLIS, MN 55440
Region Code :	09
Action Type Seq :	UA-1
Action Name :	UNL ORDR
Last Date in Agency List :	2024-07-05

RCRA_NONGEN

Facility Name :	SAN GABRIEL VALLEY AREA 2
Facility Address :	SUNSET & SAN BERNARDINO FRWY, BALDWIN PARK, CA 91706
County :	LOS ANGELES
Date Form Received by Agency :	2015-05-21
EPA ID :	CAD980818512
Mailing Address :	P.O. BOX 6010, EL MONTE, CA 91734-2010
Contact :	VICTOR A MONTIEL
Contact Address :	SUNSET & SAN BERNARDINO FRWY 14104 CORAK AVE, BALDWIN PARK, CA 91706

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Contact Country :	N/R
Contact Telephone :	626-416-7199
Contact Email :	VAMONTIEL@SGVWATER.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	SAN GABRIEL VALLEY AREA A
Owner/Operator Address :	11142 GARVEY AVE, EL MONTE, CA 91733
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-448-6183
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	VICTOR A MONTIEL
Owner/Operator Address :	SUNSET & SAN BERNARDINO FRWY 14104 CORAK AVE, BALDWIN PARK, CA 91706
Owner/Operator Country :	N/R
Owner/Operator Telephone :	626-416-7199
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

ROD

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706
County :	LOS ANGELES
Date :	1994-03-31
EPA ID :	CAD980818512
Region :	09
Title :	Record of decision (ROD), Baldwin Park OU
Title (Link) :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-26
Date :	1988-09-27
EPA ID :	CAD980818512
Region :	09
Title :	Record of decision for Suburban Water Systems, Bartolo Well Field OU (concurrence copy)
Title (Link) :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-26

SEMS_8R_ACTIVE SITES

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706
County :	LOS ANGELES

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

SEMS_8R_ACTIVE SITES ***(cont.)***

Site Details

Site ID :	0902092
EPA ID :	CAD980818512
Region :	09
Congressional District :	31,28,34,32
Federal Facility :	N
Federal Facility Docket :	N
NPL Status :	Currently on the Final NPL
Non NPL Status :	N/R
FIPS Code :	06037
Superfund Alternative Agreement :	N
Latitude :	34.073611
Longitude :	-117.936100
Last Date in Agency List :	2024-07-15

Additional Information

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Start Date :	2021-10-26
Finish Date :	2022-09-15
OU :	00
Action Code :	FE
Action Name :	5 YEAR
Sequence :	4
Quality :	N/R
Current Action Lead :	EPA Perf

Start Date :	2020-11-17
Finish Date :	N/R
OU :	01
Action Code :	TA
Action Name :	TECH ASSIST
Sequence :	2
Quality :	N/R
Current Action Lead :	EPA Perf

Start Date :	2016-10-31
Finish Date :	2017-08-17
OU :	00
Action Code :	FE
Action Name :	5 YEAR

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

SEMS_8R_ACTIVE SITES ***(cont.)***

Sequence :	3
Quality :	N/R
Current Action Lead :	EPA Perf
Start Date :	2012-09-24
Finish Date :	2012-09-24
OU :	00
Action Code :	FE
Action Name :	5 YEAR
Sequence :	2
Quality :	N/R
Current Action Lead :	EPA Perf
Start Date :	2007-05-01
Finish Date :	2007-09-27
OU :	00
Action Code :	FE
Action Name :	5 YEAR
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf
Start Date :	2006-09-28
Finish Date :	N/R
OU :	05
Action Code :	OM
Action Name :	OM
Sequence :	5
Quality :	N/R
Current Action Lead :	EPA Ovrsght
Start Date :	2006-06-23
Finish Date :	N/R
OU :	00
Action Code :	MA
Action Name :	ST COOP
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf
Start Date :	2005-03-31
Finish Date :	N/R
OU :	04

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

SEMS_8R_ACTIVE SITES ***(cont.)***

Action Code :	OM
Action Name :	OM
Sequence :	4
Quality :	N/R
Current Action Lead :	EPA Ovrsght
Start Date :	2004-09-30
Finish Date :	N/R
OU :	03
Action Code :	OM
Action Name :	OM
Sequence :	3
Quality :	N/R
Current Action Lead :	EPA Ovrsght
Start Date :	2004-09-29
Finish Date :	2006-09-28
OU :	05
Action Code :	BF
Action Name :	PRP RA
Sequence :	5
Quality :	IR
Current Action Lead :	EPA Ovrsght
Start Date :	2003-09-30
Finish Date :	N/R
OU :	01
Action Code :	OM
Action Name :	OM
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Ovrsght
Start Date :	2003-09-30
Finish Date :	N/R
OU :	02
Action Code :	OM
Action Name :	OM
Sequence :	2
Quality :	N/R
Current Action Lead :	EPA Ovrsght

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

SEMS_8R_ACTIVE SITES ***(cont.)***

Start Date :	2003-09-30
Finish Date :	N/R
OU :	01
Action Code :	ME
Action Name :	PRP LR
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Ovrsght

Start Date :	2003-08-08
Finish Date :	2005-03-31
OU :	04
Action Code :	BF
Action Name :	PRP RA
Sequence :	4
Quality :	IR
Current Action Lead :	EPA Ovrsght

Start Date :	2003-03-31
Finish Date :	2004-09-30
OU :	03
Action Code :	BF
Action Name :	PRP RA
Sequence :	3
Quality :	IR
Current Action Lead :	EPA Ovrsght

Start Date :	2002-09-26
Finish Date :	2003-09-30
OU :	02
Action Code :	BF
Action Name :	PRP RA
Sequence :	2
Quality :	IR
Current Action Lead :	EPA Ovrsght

Start Date :	2001-04-03
Finish Date :	N/R
OU :	00
Action Code :	TA
Action Name :	TECH ASSIST
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

SEMS_8R_ACTIVE SITES ***(cont.)***

Start Date :	2000-07-21
Finish Date :	2003-03-31
OU :	03
Action Code :	BE
Action Name :	PRP RD
Sequence :	3
Quality :	N/R
Current Action Lead :	EPA Ovrsght

Start Date :	2000-07-21
Finish Date :	2004-09-29
OU :	05
Action Code :	BE
Action Name :	PRP RD
Sequence :	5
Quality :	N/R
Current Action Lead :	EPA Ovrsght

Start Date :	2000-07-21
Finish Date :	2003-08-08
OU :	04
Action Code :	BE
Action Name :	PRP RD
Sequence :	4
Quality :	N/R
Current Action Lead :	EPA Ovrsght

Start Date :	2000-07-21
Finish Date :	2002-09-26
OU :	02
Action Code :	BE
Action Name :	PRP RD
Sequence :	2
Quality :	N/R
Current Action Lead :	EPA Ovrsght

Start Date :	2000-07-18
Finish Date :	N/R
OU :	00
Action Code :	AR
Action Name :	ADMIN REC
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

SEMS_8R_ACTIVE SITES ***(cont.)***

Start Date :	1994-03-31
Finish Date :	1994-03-31
OU :	01
Action Code :	RO
Action Name :	ROD
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

Start Date :	1992-09-16
Finish Date :	1992-09-16
OU :	01
Action Code :	ED
Action Name :	R/H ASMT
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

Start Date :	1992-09-16
Finish Date :	1992-09-16
OU :	01
Action Code :	JF
Action Name :	ECO RISK
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

Start Date :	1991-12-27
Finish Date :	1991-12-27
OU :	00
Action Code :	RS
Action Name :	RV ASSESS
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

Start Date :	1987-08-01
Finish Date :	1994-03-31
OU :	01
Action Code :	CO
Action Name :	RI/FS
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

Map Id: J52
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : San Gabriel Valley (Area 2) | SAN GABRIEL VALLEY AREA 2
SUNSET & SAN BERNARDINO FREEWAY | SUNSET & SAN BERNARDINO FREEWAY
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA 91706

Database(s) : [CERCLIS-HIST, CONSENT (DECREES), DOCKET, ECHO, FED E C, FRS, HAZNET - CA, HWG - CA, MANIFEST EPA, NPL, NPL EPA R9 GIS, PRP, RCRA_NONGEN, ROD, SEMS_8R_ACTIVE SITES, SEMS_FINAL NPL] ***(cont.)***

Envirosite ID: 219057
EPA ID: N/R

SEMS_8R_ACTIVE SITES ***(cont.)***

Start Date :	1984-05-08
Finish Date :	1984-05-08
OU :	00
Action Code :	NF
Action Name :	NPL FINL
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

Start Date :	1984-05-01
Finish Date :	N/R
OU :	00
Action Code :	CR
Action Name :	CI
Sequence :	3
Quality :	N/R
Current Action Lead :	EPA Perf

Start Date :	1984-05-01
Finish Date :	1984-05-01
OU :	00
Action Code :	CR
Action Name :	CI
Sequence :	1
Quality :	N/R
Current Action Lead :	EPA Perf

SEMS_FINAL NPL

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK, CA 91706
County :	LOS ANGELES

NPL Status Date :	1984-05-08
Site ID :	0902092
EPA ID :	CAD980818512
Region :	09
Federal Facility Indicator :	N
Latitude :	34.073611
Longitude :	-117.936100
Last Date in Agency List :	2024-07-16

Map Id: J53
Direction: NW
Distance: 0.410 mi., 2164 ft.
Elevation: N/R
Relative: N/R

Site Name : SAN GABRIEL VALLEY (AREA 2)
SUNSET & SAN BERNARDINO FREEWAY
BALDWIN PARK, CA

Database(s) : [AOC_SAN GABRIEL VALLEY - CA]

Envirosite ID: 50654181
EPA ID: CAD980818512

AOC_SAN GABRIEL VALLEY - CA

Facility Name :	SAN GABRIEL VALLEY (AREA 2)
Facility Address :	SUNSET & SAN BERNARDINO FREEWAY, BALDWIN PARK
EPA ID :	CAD980818512
Background :	The San Gabriel Valley Area 2 Superfund Site (also known as the Baldwin Park Operable Unit) is one of four Superfund sites addressing multiple areas of groundwater contamination in the San Gabriel Basin. The site includes groundwater contamination underlying portions of the cities of Azusa, Irwindale, Baldwin Park, West Covina, La Puente and Industry.
Agency link :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-06-03

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA]

Envirosite ID: 226001
EPA ID: CAC002675412

AST - CA

Facility Name :	MEC Yard
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	Los Angeles County

Site Details

Site ID :	133992
Facility Identifer :	N/R
EPA Identifier :	N/R
Facility Explorer ID :	N/R
Dun and Bradsheet Number :	N/R
Regulatory Programs :	N/R
SIC :	N/R
NAICS :	N/R

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

AST - CA ***(cont.)***

Latitude :	34.112610
Longitude :	-117.925842
Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2019-01-08

Chemicals

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Chemical Name :	Jet A
CAS Number :	8006-61-9
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	1200-2999 Gallons
Days Onsite :	N/R
Physical State(s) :	N/R

Chemical Name :	Lubricating oils, used
CAS Number :	70514-12-4
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	12-59 Gallons
Days Onsite :	N/R
Physical State(s) :	N/R

Chemical Name :	Petroleum Distillate
CAS Number :	8002-05-9
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	3000-5999 Gallons
Days Onsite :	N/R
Physical State(s) :	N/R

Chemical Name :	Petroleum Distillate
CAS Number :	8002-05-9
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	12-59 Gallons

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

AST - CA ***(cont.)***

Days Onsite :	N/R
Physical State(s) :	N/R
Chemical Name :	Stoddard Solvent
CAS Number :	8052-41-3
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	12-59 Gallons
Days Onsite :	N/R
Physical State(s) :	N/R

CALEPA SITES - CA

Facility Name :	ANCRA AZUSA
Facility Address :	601 SOUTH VINCENT AVE, AZUSA, 91702
Site ID :	578773
EI ID :	876211
EI Description :	Industrial Facility Storm Water
Latitude :	34.111460
Longitude :	-117.925600
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Facility Name :	ANCRA INTERNATIONAL LLC
Facility Address :	601 S VINCENT AVE, AZUSA, 91702
Site ID :	558604
EI ID :	10424911
EI Description :	Hazardous Waste Generator
Latitude :	34.112610
Longitude :	-117.925842
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Site ID :	558604
EI ID :	10424911
EI Description :	Chemical Storage Facilities
Latitude :	34.112610
Longitude :	-117.925842

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

CALEPA SITES - CA ***(cont.)***

Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Facility Name : FMR FAIRCHILD INDUSTRIES / FMR PACIFIC PRECISION METALS
Facility Address : 601 S. VINCENT AVE., AZUSA, 91702

Site ID : 849271
EI ID : SL603798907
EI Description : Cleanup Program Site
Latitude : 34.111681
Longitude : -117.924339
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Site ID : 241476
EI ID : SL603798907
EI Description : Cleanup Program Site
Latitude : 34.111681
Longitude : -117.924339
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2022-12-21

Site ID : 654318
EI ID : SL603798907
EI Description : Cleanup Program Site
Latitude : 34.111681
Longitude : -117.924339
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2023-07-21

Facility Name : Vincent Industrial Facility
Facility Address : 601 S. VINCENT AVENUE, AZUSA, 91702

Site ID : 546133
EI ID : 855691
EI Description : Construction Storm Water
Latitude : 34.111290
Longitude : -117.926530
Agency Hyperlink : Click here for hyperlink provided by the agency.

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

CALEPA SITES - CA ***(cont.)***

Last Date in Agency List : 2019-07-24

CIWQS - CA

Facility Name : AMERICAN FOAM FIBER SUPPLY INC
Facility Address : 601 S VINCENT AVE, AZUSA, CA 91702
County : LOS ANGELES

Place ID : S808500
Agency Name : NOT AVAILABLE - NONFILER ORGANIZATION
Last Date in Agency List : 2024-07-15

Facility Name : ANCRA AZUSA
Facility Address : 601 SOUTH VINCENT AVE, AZUSA, CA 91702
County : LOS ANGELES

Place ID : S876211
Agency Name : ANCRA INTERNATIONAL LLC
Last Date in Agency List : 2024-07-15

Facility Name : ANCRA INTERNATIONAL LLC
Facility Address : 601 S VINCENT AVE, AZUSA, CA 91702
County : LOS ANGELES

Place ID : S876071
Agency Name : ANCRA INTERNATIONAL LLC
Last Date in Agency List : 2023-07-14

Facility Name : VINCENT INDUSTRIAL FACILITY
Facility Address : 601 S. VINCENT AVENUE, AZUSA, CA 91702
County : LOS ANGELES

Place ID : S855691
Agency Name : CHI DEVELOPMENT GP LLC
Last Date in Agency List : 2024-07-15

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO

Facility Name :	601 SOUTH VINCENT AVE AZUSA CALIFORNIA 91702
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	1990-11-28
Registry ID :	110043855254
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	12219
Informal Count :	0
Last Informal Action Date :	1991-01-23
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	CENTER OF A FACILITY OR STATION
Accuracy Meters :	30
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374045011004
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	53112 - Lessors of Nonresidential Buildings (except Miniwarehouses)
Facility Last Inspection EPA Date :	1990-11-28
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	1991-01-23
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.11167
Longitude :	-117.92529
Last Date in Agency List :	2024-07-12

Facility Name :	ANCRA INTERNATIONAL
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	541713 - Research and Development in Nanotechnology
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N/R
Latitude :	34.133316
Longitude :	-117.910061
Last Date in Agency List :	2019-09-23

Last Inspection Date :	N/R
Registry ID :	110070633252
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	541713 - Research and Development in Nanotechnology
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.133316
Longitude :	-117.910061
Last Date in Agency List :	2024-07-12

Facility Name :	DYNALECTRIC
Facility Address :	601 S VINCENT AVE # 3, AZUSA, CA 91702
County :	LOS ANGELES

Last Inspection Date :	N/R
Registry ID :	110055739731
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

Three-Year Compliance Status :	_____
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	CENTER OF A FACILITY OR STATION
Accuracy Meters :	30
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374045011004
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	23531 - Electrical Contractors
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.11188
Longitude :	-117.9262
Last Date in Agency List :	2024-07-12
Facility Name :	MEC YARD
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110055741283
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	CENTER OF A FACILITY OR STATION
Accuracy Meters :	30
Derived Tribes :	N/R
Derived HUC :	18070106

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374045011004
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	23499 - All Other Heavy Construction
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.11188
Longitude :	-117.9262
Last Date in Agency List :	2024-07-12
Facility Name :	PACIFIC PRECISION METALS INCORPORATED
Facility Address :	601 SOUTH VINCENT AVENUE, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110000477298
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	N/R
Programs IN SNC :	0
Current Compliance Status :	N/R
Three-Year Compliance Status :	N/R
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	CENTER OF A FACILITY OR STATION
Accuracy Meters :	30
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374045011004
MYRTK Universe :	NNN

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	332116 - Metal Stamping
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	N
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	Y

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

Latitude :	34.11167
Longitude :	-117.92529
Last Date in Agency List :	2024-07-12
Facility Name :	SUNBELT EQUIPMENT RENTALS
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110070576477
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	GDT-ADDRESS MATCHING (GEOCODING)
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	150
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374045011004
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	238990 - All Other Specialty Trade Contractors
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.111472
Longitude :	-117.925319
Last Date in Agency List :	2024-07-12

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ECHO ***(cont.)***

CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	238990 - All Other Specialty Trade Contractors
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	N/R
Latitude :	34.133316
Longitude :	-117.910061
Last Date in Agency List :	2019-07-15

EJ TOXIC RELEASE

Facility Name :	PACIFIC PRECISION METALS AZUSA
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
Registry ID :	110000477298
Program System :	TRIS
Program System ID :	91702TBNGS601SO
EPA Region :	Region 9
Latitude :	34.11167

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

EJ TOXIC RELEASE ***(cont.)***

Longitude :	-117.92529
Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-09-10

ENVIROSTOR - CA

Facility Name :	Pacific Precision Metals
Facility Address :	601 S. Vincent Avenue, Azusa, CA 91702
County :	LOS ANGELES

Site Details

Cleanup Date :	2006-03-29
Cleanup Status :	Refer: Other Agency
Site Type :	Tiered Permit
Site Type Detailed :	Tiered Permit
Acreage :	N/R
APN :	NONE SPECIFIED
National Priorities List :	NO
Regulatory Agencies Involved :	N/R
Lead Agency :	N/R
Project Manager :	N/R
Supervisor :	N/R
Office :	Cleanup Chatsworth
Envirostor ID :	71002411
Site Code :	N/R
Assembly :	48
Senate :	22
Congressional District :	31
Special Program :	N/R
Past Uses :	NONE SPECIFIED
Potential COC :	N/R
Confirmed COC :	N/R
Potential Media Affected :	N/R
Restricted Use :	NO
Site Management Req :	N/R
Funding :	N/R
Latitude :	34.111882
Longitude :	-117.926205
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-15

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

ENVIROSTOR - CA ***(cont.)***

Alias : EPA (FRS #) - 110018952917
EPA Identification Number - CAD046452066
Envirostor ID Number - 71002411

Completed Activities
Completed Date : 2006-03-29
Area Name : PROJECT WIDE
Sub Area Name : N/R
Document Type : Phase I Verification
Comments : Inspection report sent on 3/29/2006

Completed Date : 2006-03-29
Area Name : PROJECT WIDE
Sub Area Name : N/R
Document Type : Phase 1
Comments : N/R

FRS

Facility Name : 601 SOUTH VINCENT AVE AZUSA CALIFORNIA 91702
Facility Address : 601 S VINCENT AVE, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Registry ID : 110043855254
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

FRS ***(cont.)***

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAD046452066
Facility Name :	ANCRA INTERNATIONAL
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Registry ID :	110070633252
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

FRS ***(cont.)***

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAL000447854
Facility Name :	MEC YARD
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Registry ID :	110055741283
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

The California Environmental Reporting System (CERS) is a statewide web-based user and information exchange system to support over 140,000 regulated businesses and over 130 local agencies in electronically collecting and reporting significant hazardous materials, hazardous waste and compliance and enforcement data as mandated by California law. Under oversight by Cal/EPA, certified local governing agencies (Unified Program Agencies - UPAs) consolidate, coordinate and provide consistent regulatory activities for six state and federal environmental programs.
The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

FRS ***(cont.)***

FRS Environmental Interest

Source and System ID :	CA-CERS - 10424911
	CA-ENVIROVIEW - 133992
	RCRAINFO - CAL000384438

FTTS INSP

Inspection Date :	1992-06-17
Inspection Number :	19920617R9003 1
Inspection Name :	BDEVINY
Investigation Type :	EEA
Reason :	NSR
Facility :	US
Action :	Y
Legislation :	E
Region :	09

HAZNET - CA

Facility Name :	601 S VINCENT AVENUE LP
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002675412
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	100 S CHAPARRAL CT STE 110, ANAHEIM, CA 92808
Latitude :	34.11160838
Longitude :	-117.92534824
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Facility Name :	ANCRA INTERNATIONAL
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAL000447854
Active :	Active
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	601 S VINCENT AVE, AZUSA, CA 91702
Latitude :	34.11148500
Longitude :	-117.92611350
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08
Facility Name :	DJF LOGISTICS CORP
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAL000418056
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	166 S ASPAN AVE, AZUSA, CA 91702
Latitude :	34.11148500
Longitude :	-117.92611350
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2018: 223 - Unspecified oil-containing waste, 0.09000 tons to CAD059494310 2017: 223 - Unspecified oil-containing waste, 0.125 tons to CAD059494310

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HAZNET - CA ***(cont.)***

Facility Name : DYNALECTRIC
Facility Address : 601 S VINCENT AVE BLDG 3, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAL000300301
Active : Active
Category : STATE
Facility Types : N/R
Type : PERMANENT
Contact Name : N/R
Contact Phone : N/R
Facility Mailing Address : 4462 CORPORATE CTR DR, LOS ALAMITOS, CA 907200000
Latitude : 34.11160838
Longitude : -117.92534824
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2021-07-08

Waste Generator Details
State Waste :
2019: 352 - Other organic solids, 0.10000 tons to CAD982444481
2018: 352 - Other organic solids, 0.10000 tons to CAL000330453
2018: 352 - Other organic solids, 0.05000 tons to CAD981427669
2018: 352 - Other organic solids, 0.15000 tons to CAL000330453
2010: 221 - Waste oil and mixed oil, 0.38 tons to CAD981427669

Facility Name : INDVEST LLC
Facility Address : 601 S VINCENT AVE, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAC002698825
Active : Inactive
Category : STATE
Facility Types : N/R
Type : TEMPORARY
Contact Name : N/R
Contact Phone : N/R
Facility Mailing Address : 11812 SAN VICENTE BLVD STE 510, LOS ANGELES, CA 90049

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HAZNET - CA ***(cont.)***

Latitude :	34.11160838
Longitude :	-117.92534824
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2011: 135 - Unspecified aqueous solution, 0.294 tons to CAT080013352 2011: 221 - Waste oil and mixed oil, 0.209 tons to CAT080013352 2011: 352 - Other organic solids, 0.04 tons to NVT330010000
Facility Name :	J MCLAUGHLIN ENGINEERING CO
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAL000370508
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	10641 FULTON CT, RANCHO CUCAMONGA, CA 917300000
Latitude :	34.11148500
Longitude :	-117.92611350
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2012: 221 - Waste oil and mixed oil, 2.451 tons to CAD099452708
Facility Name :	LORAM
Facility Address :	601 S. VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAC002832487
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	3900 ARROWHEAD DR, HAMEL, MN 553409529
Latitude :	34.11160838
Longitude :	-117.92534824
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08
Facility Name :	MEC YARD
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAL000384438
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	4650 BUSINESS CENTER DRIVE, FAIRFIELD, CA 945340000
Latitude :	34.11148500
Longitude :	-117.92611350
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :
2018: 352 - Other organic solids, 0.03000 tons to CAD982444481
2017: 331 - Off-specification, aged or surplus organics, 0.085 tons to CAD044429835
2016: 352 - Other organic solids, 0.4 tons to NVT330010000
2016: 343 - Unspecified organic liquid mixture, 0.71 tons to NVT330010000

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HAZNET - CA ***(cont.)***

2016: 331 - Off-specification, aged or surplus organics, 0.5095 tons to CAD044429835
2016: 221 - Waste oil and mixed oil, 1.14 tons to CAT080013352
2016: 343 - Unspecified organic liquid mixture, 0.22 tons to CAD044429835
2016: 141 - Off-specification, aged or surplus inorganics, 0.05 tons to CAD044429835
2016: 352 - Other organic solids, 0.005 tons to ARD069748192
2015: 343 - Unspecified organic liquid mixture, 0.125 tons to CAD044429835
2015: 221 - Waste oil and mixed oil, 0.399 tons to CAT080013352
2015: 352 - Other organic solids, 2.5 tons to NVT330010000
2015: 352 - Other organic solids, 0.1075 tons to ARD069748192
2015: 331 - Off-specification, aged or surplus organics, 0.19 tons to CAD044429835
2014: 221 - Waste oil and mixed oil, 0.152 tons to CAT080013352
2014: 352 - Other organic solids, 1.075 tons to ARD069748192
2014: 352 - Other organic solids, 4.19 tons to NVT330010000
2014: 331 - Off-specification, aged or surplus organics, 0.1815 tons to ARD069748192
2013: 352 - Other organic solids, 0.23 tons to ARD069748192
2013: 352 - Other organic solids, 2.36 tons to NVT330010000
2013: N/R - Blank or unknown, tons to NVT330010000

Facility Name :	PACIFIC PRECISION METALS-AZUSA
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAD046452066
Active :	Inactive
Category :	FEDERAL
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	601 S VINCENT AVE, AZUSA, CA 917025102
Latitude :	34.11160838
Longitude :	-117.92534824
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HAZNET - CA ***(cont.)***

Waste Generator Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

State Waste :

2005: 611 - Contaminated soil from site clean-up, 4.214 tons to CAT080033681
2005: 461 - Paint sludge, 0.35 tons to CAT080013352
2005: 791 - Liquids with pH <= 2, 0.0575 tons to CAT080033681
2005: 181 - Other inorganic solid waste, 0.0075 tons to CAT080033681
2005: 122 - Alkaline solution without metals pH >= 12.5, 0.0075 tons to CAT080033681
2005: 352 - Other organic solids, 0.015 tons to CAT080033681
2004: 611 - Contaminated soil from site clean-up, 0.95 tons to CAT080033681
2003: 611 - Contaminated soil from site clean-up, 0.85 tons to CAT080033681
2002: 291 - Latex waste, 0.1251 tons to CAT080033681
2002: 611 - Contaminated soil from site clean-up, 1.7 tons to CAT080033681
2002: 223 - Unspecified oil-containing waste, 0.3753 tons to CAT080033681
2002: 222 - Oil/water separation sludge, 3.753 tons to CAT080013352
2001: 611 - Contaminated soil from site clean-up, 0.4 tons to CAT080033681
2001: 611 - Contaminated soil from site clean-up, 0.55 tons to CAT080033681
2000: 352 - Other organic solids, 1.125 tons to CAT080033681
2000: 461 - Paint sludge, 0.688 tons to
2000: 513 - Empty containers less than 30 gallons, 0.3 tons to CAT080033681
2000: 181 - Other inorganic solid waste, 0.175 tons to CAT080033681
2000: 222 - Oil/water separation sludge, 5.421 tons to CAT080013352
2000: 611 - Contaminated soil from site clean-up, 1 tons to CAT080033681
1999: 222 - Oil/water separation sludge, 0.1 tons to CAT080033681
1999: 611 - Contaminated soil from site clean-up, 1.35 tons to CAD982444481
1999: 611 - Contaminated soil from site clean-up, 0.001 tons to CAD982444481
1999: 611 - Contaminated soil from site clean-up, 0.3 tons to CAT080033681
1999: 222 - Oil/water separation sludge, 22.7265 tons to CAT080013352

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HAZNET - CA ***(cont.)***

1998: 611 - Contaminated soil from site clean-up, 2.55 tons to CAD000088252
1998: 611 - Contaminated soil from site clean-up, 0 tons to CAD000088252
1998: 222 - Oil/water separation sludge, 55.3567 tons to CAT080013352
1998: 222 - Oil/water separation sludge, 6.672 tons to CAT080013352
1997: 221 - Waste oil and mixed oil, 3.61 tons to CAT080013352

Facility Name :	SUNBELT EQUIPMENT RENTALS
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC003011559
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	2341 DEERFIELD DRIVE, FORT MILL, SC 29715
Latitude :	34.11160838
Longitude :	-117.92534824
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

HIST AST - CA

Facility Name :	MEC Yard
Facility Address :	601 S Vincent Ave, Azusa, CA 91702
County :	Los Angeles

Site Details

CERS ID :	10424911
Facility ID :	LACoFA0028409
EPA ID :	CAL000384438
Business Name :	Foothill Transit Constructors
Phone :	(626)610-0300
Fax :	N/R
Mailing Address :	1300 West Optical Dr, STE 500, Azusa, CA 91702

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HIST AST - CA ***(cont.)***

Owner Name :	Foothill Transit Constructors
Owner Phone :	(626)610-0300
Owner Mailing Address :	1300 W. Optical Dr, STE 500, Azusa, CA 91702
Property Owner Name :	Foothill Transit Constructors (Renter)
Property Owner Phone :	N/R
Property Owner Mailing Address :	601 S Vincent Ave, Azusa, CA 91702
Operator Name :	Richard Burgos
Operator Phone :	(909)962-6001
CUPA :	N/R
Total Gallons :	N/R
Facility Latitude Measure :	34.11261
Facility Longitude Measure :	-117.92584
Last Date in Agency List :	2018-01-31

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name :	ULTRAMAR CARDLOCK FUELS
Facility Address :	601 S VINCENT AVE, AZUSA, CA

Site Details

File Number :	009052-016447
File Status :	REM
Area :	6A
Last Date in Agency List :	2018-09-14

Permit Details

Permit :	00006124T
Permit Status :	REM
Type :	T0

HMS_LOS ANGELES COUNTY - CA

Facility Name :	CARDLOCK FUELS 016319-021497
Facility Address :	601 S VINCENT AVE, AZUSA, 91702

Site Details

Site Number :	009052
File Number :	016447

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Status : REM
Area : 6A
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 00006124T
Permit Status : REM
Permit Category : Underground Storage Tank
Type : 0

Facility Name : TUBING SEAL CAP
Facility Address : 601 S VINCENT AVE, AZUSA, 91702

Site Details
Site Number : 009052
File Number : 005633
Status : REM
Area : 6A
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 00000171T
Permit Status : REM
Permit Category : Underground Storage Tank
Type : 0

HWG - CA

Facility Name : 601 S VINCENT AVENUE LP
Facility Address : 601 S VINCENT AVE, AZUSA, CA 91702
County : LOS ANGELES

EPA ID : CAC002675412
Status : Inactive
Category : STATE
Type : TEMPORARY

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HWG - CA ***(cont.)***

Facility Type :	N/R
Mailing Address :	100 S CHAPARRAL CT STE 110, ANAHEIM, CA 92808
Owner Name :	601 S VINCENT AVENUE LP
Owner Address :	100 S CHAPARRAL CT STE 110, ANAHEIM, CA 92808
Operator Name :	DON BACA
Operator Address :	100 S CHAPARRAL CT STE 110, ANAHEIM, CA 92808
Latitude :	34.1121
Longitude :	-117.92586

Facility Name :	ANCRA INTERNATIONAL
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

EPA ID :	CAL000447854
Status :	Active
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	601 S VINCENT AVE, AZUSA, CA 91702
Owner Name :	VICTOR BASSLY
Owner Address :	601 S VINCENT AVE, AZUSA, CA 91702
Operator Name :	JOSEPH JASKULSKY
Operator Address :	601 S VINCENT AVE, AZUSA, CA 91702
Latitude :	34.111499
Longitude :	-117.926192

Facility Name :	INDVEST LLC
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

EPA ID :	CAC002698825
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	11812 SAN VICENTE BLVD STE 510, LOS ANGELES, CA 90049
Owner Name :	INDVEST LLC
Owner Address :	11812 SAN VICENTE BLVD STE 510, LOS ANGELES, CA 90049
Operator Name :	DAVID HADDAD
Operator Address :	11812 SAN VICENTE BLVD STE 510, LOS ANGELES, CA 90049
Latitude :	34.11188

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

HWG - CA ***(cont.)***

Longitude :	-117.9262
Facility Name :	LORAM
Facility Address :	601 S. VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAC002832487
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	3900 ARROWHEAD DR, HAMEL, MN 553409529
Owner Name :	LORAM
Owner Address :	3900 ARROWHEAD DR, HAMEL, MN 553409529
Operator Name :	JAKE MENSING
Operator Address :	3900 ARROWHEAD DR, HAMEL, MN 553409529
Latitude :	34.111608
Longitude :	-117.925348
Facility Name :	SUNBELT EQUIPMENT RENTALS
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAC003011559
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	2341 DEERFIELD DRIVE, FORT MILL, SC 29715
Owner Name :	MIRIAM HERNANDEZ
Owner Address :	2341 DEERFIELD DRIVE, FORT MILL, SC 29715
Operator Name :	MIRIAM HERNANDEZ
Operator Address :	2341 DEERFIELD DRIVE, FORT MILL, SC 29715
Latitude :	34.111608
Longitude :	-117.925348

MANIFEST EPA

Manifest Details

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

MANIFEST EPA ***(cont.)***

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Manifest Number :	009065028SKS
Shipped Date :	2024-03-25
Updated Date :	2024-04-10
Received Date :	2024-03-25
Status :	Signed
Generator ID :	CAL000447854
Generator Name :	ANCRA INTERNATIONAL LLC
Generator Address :	601 S. VINCENT AVE, AZUSA, CA 91702
Generator Mailing :	601 S. VINCENT AVE, AZUSA, CA 91702
Generator Contact :	N/R
Destination ID :	CAD028409019
Destination Name :	CROSBY & OVERTON
Destination Mailing :	1630 W. 17TH STREET, LONG BEACH, CA 90813
Destination Address :	1630 W. 17TH STREET, LONG BEACH, CA 90813
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON-RCRA HAZARDOUS WASTE, LIQUID
Quantity :	900 Gallons
Quantity Tons, Acute, Non-Acute :	3.7531276, 0, 3.7531276
Quantity Kg, Acute, Non-Acute :	0, 3404.1995
Quantity Tons, Haz, Non-Haz :	, 3.7531276
Quantity Kg, Haz, Non-Haz :	, 3404.1995
Management Method :	H136 - DISCHARGE TO SEWER/POTW
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 223

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

MANIFEST EPA ***(cont.)***

Manifest Details

Manifest Number :	009065066SKS
Shipped Date :	2024-02-26
Updated Date :	2024-04-08
Received Date :	2024-03-18
Status :	Signed
Generator ID :	CAL000447854
Generator Name :	Ancra International Llc
Generator Address :	601 S Vincent Ave, AZUSA, CA 91702
Generator Mailing :	601 S Vincent Ave, Azusa, CA 91702
Generator Contact :	Ancra International Llc
Destination ID :	NED981723513
Destination Name :	Clean Harbors Environmental Services, Inc.
Destination Mailing :	2247 South Highway 71, Kimball, NE 69145
Destination Address :	2247 South Highway 71, Kimball, NE 69145
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	Y
DOT ID Number :	UN3175
DOT Information :	UN3175, WASTE UN3175, WASTE SOLIDS CONTAINING FLAMMABLE LIQUID, N.O.S.,), 4.1, PG I (METHYL ETHYL KETONE), 4.1, PG II
Non Waste Description :	N/R
Quantity :	200 Pounds
Quantity Tons, Acute, Non-Acute :	0.1, 0, 0.1
Quantity Kg, Acute, Non-Acute :	0, 90.703
Quantity Tons, Haz, Non-Haz :	0.1,
Quantity Kg, Haz, Non-Haz :	90.703,
Management Method :	H040 - INCINERATION
Is EPA Waste :	Y
Federal Code :	D001, D035, F005
State Code :	CA - 352

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

MANIFEST EPA ***(cont.)***

Manifest Details

Manifest Number :	009000992SKS
Shipped Date :	2023-12-06
Updated Date :	2024-01-03
Received Date :	2023-12-07
Status :	Signed
Generator ID :	CAL000447854
Generator Name :	ANCRA INTERNATIONAL LLC
Generator Address :	601 S. VINCENT AVE, AZUSA, CA 91702
Generator Mailing :	601 S. VINCENT AVE, AZUSA, CA 91702
Generator Contact :	N/R
Destination ID :	CAD028409019
Destination Name :	CROSBY & OVERTON
Destination Mailing :	1630 W. 17TH STREET, LONG BEACH, CA 90813
Destination Address :	1630 W. 17TH STREET, LONG BEACH, CA 90813
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON-RCRA HAZARDOUS WASTE, LIQUID
Quantity :	330 Gallons
Quantity Tons, Acute, Non-Acute :	1.3761468, 0, 1.3761468
Quantity Kg, Acute, Non-Acute :	0, 1248.2064
Quantity Tons, Haz, Non-Haz :	, 1.3761468
Quantity Kg, Haz, Non-Haz :	, 1248.2064
Management Method :	H136 - DISCHARGE TO SEWER/POTW
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 223

Manifest Details

Manifest Number :	009001323SKS
Shipped Date :	2023-11-06

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

MANIFEST EPA ***(cont.)***

Updated Date :	2023-12-12
Received Date :	2023-11-17
Status :	Signed
Generator ID :	CAL000447854
Generator Name :	Ancra International Llc
Generator Address :	601 S Vincent Ave, AZUSA, CA 91702
Generator Mailing :	601 S Vincent Ave, Azusa, CA 91702
Generator Contact :	Ancra International Llc
Destination ID :	UTD991301748
Destination Name :	Clean Harbors Grassy Mountain LLC
Destination Mailing :	PO Box 22750, Salt Lake City, UT 84122
Destination Address :	3 Miles East 7 Miles North of Knolls Exit 41 off I-80, Grantsville, UT 84029
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NONE, NONE, NON-RCRA HAZARDOUS WASTE, LIQUIDS,), N/ (ETHYLENE GLYCOL AND PROPYLENE GLYCOL BASED ANTIFREEZE), N/A, NONE
Quantity :	400 Pounds
Quantity Tons, Acute, Non-Acute :	0.2, 0, 0.2
Quantity Kg, Acute, Non-Acute :	0, 181.406
Quantity Tons, Haz, Non-Haz :	, 0.2
Quantity Kg, Haz, Non-Haz :	, 181.406
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 133

Manifest Details

Manifest Number :	009000987SKS
Shipped Date :	2023-10-18

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

MANIFEST EPA ***(cont.)***

Updated Date :	2023-11-07
Received Date :	2023-10-19
Status :	Signed
Generator ID :	CAL000447854
Generator Name :	ANCRA INTERNATIONAL LLC
Generator Address :	601 S. VINCENT AVE, AZUSA, CA 91702
Generator Mailing :	601 S. VINCENT AVE, AZUSA, CA 91702
Generator Contact :	N/R
Destination ID :	CAD028409019
Destination Name :	CROSBY & OVERTON
Destination Mailing :	1630 W. 17TH STREET, LONG BEACH, CA 90813
Destination Address :	1630 W. 17TH STREET, LONG BEACH, CA 90813
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON-RCRA HAZARDOUS WASTE, LIQUID
Quantity :	940 Gallons
Quantity Tons, Acute, Non-Acute :	3.9199333, 0, 3.9199333
Quantity Kg, Acute, Non-Acute :	0, 3555.4973
Quantity Tons, Haz, Non-Haz :	, 3.9199333
Quantity Kg, Haz, Non-Haz :	, 3555.4973
Management Method :	H135 - DISCHARGE TO SEWER/POTW OR NPDES
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 223

NPDES - CA

Facility Name :	Ancra Azusa
Facility Address :	601 South Vincent Ave, Azusa, 91702
County :	Los Angeles

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

NPDES - CA ***(cont.)***

Effective Date :	2020-09-28
Adoption Date :	N/R
Expiration Date :	N/R
Termination Date :	N/R
Order Number :	97-03-DWQ
NPDES Number :	CAS000001
WDID :	4 19NEC007596
RM Status :	Active
Reg Meas ID :	513417
Reg Meas Type :	Enrollee
Program :	Industrial
Facility Place ID :	N/R
Region Code :	4
Discharger ID :	0
Discharger :	Ancra International LLC
Discharger Address :	601 South Vincent Ave, Azusa, California 91702
Last Date in Agency List :	2024-07-31
Facility Name :	Vincent Industrial Facility
Facility Address :	601 S. Vincent Avenue, Azusa, 91702
County :	Los Angeles
Effective Date :	2017-06-20
Adoption Date :	N/R
Expiration Date :	N/R
Termination Date :	2019-06-04
Order Number :	2009-0009-DWQ
NPDES Number :	CAS000002
WDID :	4 19C380206
RM Status :	Terminated
Reg Meas ID :	486795
Reg Meas Type :	Enrollee
Program :	Construction
Facility Place ID :	N/R
Region Code :	4
Discharger ID :	0
Discharger :	CHI Development GP LLC
Discharger Address :	527 W 7th Street Suite 308, Los Angeles, California 90014
Last Date in Agency List :	2022-05-17

PRP-CORP

Facility Name :	PACIFIC PRECISION METALS

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

PRP-CORP ***(cont.)***

Facility Address :	601 S. VINCENT AVENUE, AZUSA, CA 91702
Actual Date :	1993-08-04
Date Type :	GENERAL NOTICE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status Description :	Currently on the Final NPL
Non NPL Status Short Name :	N/R
Action Name :	Not Ltrs
Action Type Seq :	NJ-10
Region Code :	09
Last Date in Agency List :	2024-07-05
Actual Date :	2001-02-28
Date Type :	SETTLEMENT DATE
EPA ID :	CAD042245001
Site Name :	OMEGA CHEMICAL CORPORATION
NPL Status Description :	Currently on the Final NPL
Non NPL Status Short Name :	N/R
Action Name :	C DECREE
Action Type Seq :	CD-2
Region Code :	09
Last Date in Agency List :	2024-07-05

RCRA_NONGEN

Facility Name :	DYNALECTRIC
Facility Address :	601 S VINCENT AVE BLDG 3, AZUSA, CA 91702-5102
County :	LOS ANGELES
Date Form Received by Agency :	2005-11-14
EPA ID :	CAL000300301
Mailing Address :	4462 CORPORATE CTR DR, LOS ALAMITOS, CA 90720-0000
Contact :	MIKE CHRISTENSEN
Contact Address :	4462 CORPORATE CTR DR, LOS ALAMITOS, CA 90720
Contact Country :	N/R
Contact Telephone :	714-484-2399
Contact Email :	MCHRISTENSEN@DYNA-LA.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_NONGEN ***(cont.)***

Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	DYNALECTRIC T GONZALEZ
Owner/Operator Address :	4462 CORPORATE CTR DR, LOS ALAMITOS, CA 90720-0000
Owner/Operator Country :	N/R
Owner/Operator Telephone :	714-828-7000
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	MIKE CHRISTENSEN
Owner/Operator Address :	4462 CORPORATE CTR DR, LOS ALAMITOS, CA 90720
Owner/Operator Country :	N/R
Owner/Operator Telephone :	714-484-2399
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_NONGEN ***(cont.)***

Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Facility Name :	MEC YARD
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Date Form Received by Agency :	2013-04-11
EPA ID :	CAL000384438
Mailing Address :	4650 BUSINESS CENTER DRIVE, FAIRFIELD, CA 94534-0000
Contact :	SEAN MCCARTHY
Contact Address :	9780 MT PYRAMID CT SUITE 100, ENGLEWOOD, CO 80112
Contact Country :	N/R
Contact Telephone :	303-325-0774
Contact Email :	SEAN.MCCARTHY@TICUS.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	KIEWIT INFRASTRUCTURE WEST CO
Owner/Operator Address :	4650 BUSINESS CENTER DR, FAIRFIELD, CA 94534-0000
Owner/Operator Country :	N/R
Owner/Operator Telephone :	707-439-7300
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_NONGEN ***(cont.)***

Owner/Operator Name :	SEAN MCCARTHY
Owner/Operator Address :	9780 MT PYRAMID CT SUITE 100, ENGLEWOOD, CO 80112
Owner/Operator Country :	N/R
Owner/Operator Telephone :	303-325-0774
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

Facility Name :	SUNBELT EQUIPMENT RENTALS
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Date Form Received by Agency :	2019-04-23
EPA ID :	CAC003011559
Mailing Address :	2341 DEERFIELD DRIVE, FORT MILL, SC 29715
Contact :	MIRIAM HERNANDEZ

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_NONGEN ***(cont.)***

Contact Address :	2341 DEERFIELD DRIVE, FORT MILL, SC 29715
Contact Country :	N/R
Contact Telephone :	855-767-4424
Contact Email :	MIRIAM.HERNANDEZ@SUNBELTRENTALS.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	MIRIAM HERNANDEZ
Owner/Operator Address :	2341 DEERFIELD DRIVE, FORT MILL, SC 29715
Owner/Operator Country :	N/R
Owner/Operator Telephone :	855-767-4424
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Owner/Operator Name :	MIRIAM HERNANDEZ
Owner/Operator Address :	2341 DEERFIELD DRIVE, FORT MILL, SC 29715
Owner/Operator Country :	N/R
Owner/Operator Telephone :	855-767-4424
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	Y

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_NONGEN ***(cont.)***

Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

RCRA_SQG

Facility Name :	601 SOUTH VINCENT AVE AZUSA CALIFORNIA 91702
Facility Address :	601 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
Date Form Received by Agency :	2011-08-08
EPA ID :	CAD046452066
Mailing Address :	100 S CHAPARRAL CT STE 110, ANAHEIM, CA 92808
Contact :	DONALD B BACA
Contact Address :	100 S CHAPARRAL CT STE 110, ANAHEIM, CA 92808
Contact Country :	US
Contact Telephone :	714-685-1501
Contact Email :	DBACA@TERRAENT.COM
EPA Region :	09
Land Type :	Private
Source Type :	Notification
Classification :	Small Quantity Generator
Description :	Handlers that generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.
Last Date in Agency List :	2024-09-18

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_SQG ***(cont.)***

Owner/Operator Summary

Owner/Operator Name :	INDVEST LP
Owner/Operator Address :	11812 SAN VICENTE BLVD STE 510, LOS ANGELES, CA 90049
Owner/Operator Country :	US
Owner/Operator Telephone :	310-207-4144
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner
Owner/Operator Start Date :	2002-02-25
Owner/Operator End Date :	N/R

Owner/Operator Name :	TRI PRODUCTS
Owner/Operator Address :	N/R
Owner/Operator Country :	US
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	2011-07-25
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_SQG ***(cont.)***

Historical Generators

Date Form Received by Agency :	2011-05-17
Facility Name :	TRI PRODUCTS INC
Classification :	Not a generator, verified
Date Form Received by Agency :	1996-09-01
Facility Name :	TUBING SEAL CAP COMPANY
Classification :	Small Quantity Generator
Date Form Received by Agency :	1992-02-27
Facility Name :	TUBING SEAL CAP CO
Classification :	Large Quantity Generator
Date Form Received by Agency :	1990-04-09
Facility Name :	TUBING SEAL CAP COMPANY
Classification :	Large Quantity Generator
Date Form Received by Agency :	1980-09-10
Facility Name :	TUBING SEAL CAP COMPANY
Classification :	Large Quantity Generator

Hazardous Waste Summary

Waste Code / Name :	135 - Unspecified aqueous solution 352 - Other organic solids D001 - IGNITABLE WASTE

Notices of Violations Summary

Date of Violation :	1990-11-28
Date Achieved Compliance :	1991-04-17
Regulation Violated :	Y
Area of Violation :	LDR - General
Enforcement Action :	WRITTEN INFORMAL
Enforcement Action Date :	1991-01-23
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	State
Enforcement Lead Agency :	State

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_SQG ***(cont.)***

Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R

Date of Violation :	1990-11-28
Date Achieved Compliance :	1991-04-17
Regulation Violated :	Y
Area of Violation :	Generators - General
Enforcement Action :	WRITTEN INFORMAL
Enforcement Action Date :	1991-01-23
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	State
Enforcement Lead Agency :	State
Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R

Date of Violation :	1990-11-28
Date Achieved Compliance :	1991-04-17
Regulation Violated :	Y
Area of Violation :	Generators - General
Enforcement Action :	EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement Action Date :	1991-01-23
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	State
Enforcement Lead Agency :	State
Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R

Date of Violation :	1990-11-28
Date Achieved Compliance :	1991-04-17
Regulation Violated :	Y
Area of Violation :	LDR - General
Enforcement Action :	EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement Action Date :	1991-01-23
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	State
Enforcement Lead Agency :	State

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RCRA_SQG ***(cont.)***

Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R

Evaluation Action Summary

Evaluation Date :	1990-11-28
Evaluation :	COMPLIANCE EVALUATION INSPECTION
Area of Violation :	LDR - General
Date Achieved Compliance :	1991-04-17
Evaluation Lead Agency :	EPA

Evaluation Date :	1990-11-28
Evaluation :	COMPLIANCE EVALUATION INSPECTION
Area of Violation :	Generators - General
Date Achieved Compliance :	1991-04-17
Evaluation Lead Agency :	EPA

RFR - CA

Facility Name :	Ancra Azusa
Facility Address :	601 South Vincent Ave, Azusa, CA 91702
County :	Los Angeles

Effective Date :	2020-09-28
Adoption Date :	N/R
Termination Date :	N/R
Expiration/Review Date :	N/R
NPDES Number :	CAS000001
Order Number :	2014-0057-DWQ
WDID :	4 19NEC007596
SIC/NAICS :	3728
Program :	INDSTW
Regulatory Measure Status :	Active
Regulatory Measure Type :	Storm water industrial
Place/Project Type :	Industrial - Aircraft Parts and Auxiliary Equipment, NEC
Region :	4
Design Flow :	N/R
Major/Minor :	N/R
Complexity :	N/R
TTWQ :	N/R

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

RFR - CA ***(cont.)***

Number of Enforcement Actions within Five Years:	N/R
Number of Violations within Five Years:	N/R
Agency :	Ancra International LLC
Agency Address :	601 South Vincent Ave, Azusa, CA 91702
Latitude :	34.11146
Longitude :	-117.9256
Last Date in Agency List :	2024-08-07
Facility Name :	Vincent Industrial Facility
Facility Address :	601 S. Vincent Avenue, Azusa, CA 91702
County :	Los Angeles
Effective Date :	2017-06-20
Adoption Date :	N/R
Termination Date :	N/R
Expiration/Review Date :	N/R
NPDES Number :	CAS000002
Order Number :	2009-0009-DWQ
WDID :	4 19C380206
SIC/NAICS :	N/R
Program :	CONSTW
Regulatory Measure Status :	Active
Regulatory Measure Type :	Storm water construction
Place/Project Type :	Construction - Commercial
Region :	4
Design Flow :	N/R
Major/Minor :	N/R
Complexity :	N/R
TTWQ :	N/R
Number of Enforcement Actions within Five Years:	N/R
Number of Violations within Five Years:	N/R
Agency :	CHI Development GP LLC
Agency Address :	527 W 7th Street Suite 308, Los Angeles, CA 90014
Latitude :	34.11129
Longitude :	-117.92653
Last Date in Agency List :	2019-07-01

SLIC REG 4 - CA

Facility Name :	FMR FAIRCHILD INDUSTRIES / FMR PACIFIC PRECISION METALS
Facility Address :	601 S. VINCENT AVE., AZUSA, CA 91702

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

SLIC REG 4 - CA ***(cont.)***

County : Los Angeles

Site Details

Status Date :	2012-07-25
Status :	Completed - Case Closed
Begin Date :	1989-09-29
Global ID :	SL603798907
Region :	REGION 4
Site History :	N/R
RB Case Number :	108.1029A
Potential Media Affected :	Aquifer used for drinking water supply, Soil, Soil Vapor
Potential Contaminants of Concern :	N/R
Local Agency :	N/R
Local Case Number :	N/R
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	Regional Board
CUF Case :	NO
Caseworker :	N/R
Case Type :	Cleanup Program Site
How Discovered :	N/R
How Discovered Description :	N/R
Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.111681
Longitude :	-117.924339
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-09

Contacts Summary

Global ID :	SL603798907
Contact Name :	N/R
Contact Type :	N/R
Organization Name :	N/R
Address :	N/R
City :	N/R
Phone Number :	N/R
Email :	N/R

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

SLIC REG 4 - CA ***(cont.)***

Regulatory Activities

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Date : 2012-06-07
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : Closure/No Further Action Letter

Date : 2011-06-24
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : Technical Correspondence / Assistance / Other

Date : 2011-01-10
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : Technical Correspondence / Assistance / Other

Date : 2010-07-15
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : Technical Correspondence / Assistance / Other

Date : 2007-10-30
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : Technical Correspondence / Assistance / Other

Date : 2007-09-26
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : Technical Correspondence / Assistance / Other

Date : 2006-09-19
Global ID : SL603798907
Action Type : ENFORCEMENT

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

SLIC REG 4 - CA ***(cont.)***

Action : Technical Correspondence / Assistance / Other

Date : 2006-07-18
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : 13267 Requirement

Date : 2001-03-21
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : Clean-up and Abatement Order - #R4-2000-0148

Date : 1994-05-26
Global ID : SL603798907
Action Type : ENFORCEMENT
Action : Staff Letter - #LT940526

Status History

Status Date : 2012-07-25
Global ID : SL603798907
Status : Completed - Case Closed

Status Date : 1992-07-25
Global ID : SL603798907
Status : Open - Site Assessment

Status Date : 1992-07-25
Global ID : SL603798907
Status : Open - Assessment & Interim Remedial Action

Status Date : 1991-12-23
Global ID : SL603798907
Status : Open - Site Assessment

Map Id: 54
Direction: NNW
Distance: 0.597 mi., 3151 ft.
Elevation: 495 ft.
Relative: Higher

Site Name : MEC YARD | ANCRA INTERNATIONAL LLC | SUNBELT EQUIPMENT RENTALS
601 S VINCENT AVE | 601 SOUTH VINCENT AVE | 601 S VINCENT AVE BLDG 3
AZUSA | Azusa, CA

Database(s) : [AST - CA, CALEPA SITES - CA, CIWQS - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, FTTS INSP, HAZNET - CA, HIST AST - CA, HIST HMS_LOS ANGELES COUNTY - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, NPDES - CA, PRP-CORP, RCRA_NONGEN, RCRA_SQG, RFR - CA, SLIC REG 4 - CA, WIP - CA] ***(cont.)***

Envirosite ID: 226001
EPA ID: CAC002675412

SLIC REG 4 - CA ***(cont.)***

Status Date :	1989-09-29
Global ID :	SL603798907
Status :	Open - Site Assessment
Status Date :	1989-09-29
Global ID :	SL603798907
Status :	Open - Case Begin Date

WIP - CA

Facility Name :	PACIFIC PRECISION METALS
Facility Address :	601 S Vincent Ave, AZUSA, 91702
File Number :	108.1029
Status :	Active
Staff :	REHE

Map Id: 55
Direction: E
Distance: 0.692 mi., 3654 ft.
Elevation: 510 ft.
Relative: Higher

Site Name : SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT
1145 & 1133 NORTH AZUSA CANYRON ROAD
WEST COVINA, CA 91790

Database(s) : [ENVIROSTOR - CA, HIST CORTESE - CA]

Envirosite ID: 272487
EPA ID: N/R

ENVIROSTOR - CA

Facility Name :	SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT
Facility Address :	1145 & 1133 NORTH AZUSA CANYRON ROAD, WEST COVINA, CA 91790
County :	LOS ANGELES

Map Id: 55
Direction: E
Distance: 0.692 mi., 3654 ft.
Elevation: 510 ft.
Relative: Higher

Site Name : SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT
1145 & 1133 NORTH AZUSA CANYRON ROAD
WEST COVINA, CA 91790

Database(s) : [ENVIROSTOR - CA, HIST CORTESE - CA] ***(cont.)***

Envirosite ID: 272487
EPA ID: N/R

ENVIROSTOR - CA ***(cont.)***

Site Details

Cleanup Date :	1993-12-27
Cleanup Status :	Refer: RWQCB
Site Type :	Historical
Site Type Detailed :	* Historical
Acreage :	N/R
APN :	NONE SPECIFIED
National Priorities List :	NO
Regulatory Agencies Involved :	N/R
Lead Agency :	N/R
Project Manager :	N/R
Supervisor :	* Mmonroy
Office :	Cleanup Chatsworth
Envirostor ID :	19800026
Site Code :	N/R
Assembly :	N/R
Senate :	N/R
Congressional District :	N/R
Special Program :	N/R
Past Uses :	NONE SPECIFIED

Potential COC :

* ACID SOLUTION 2>PH WITH METALS; * CONTAMINATED SOIL; * UNSPECIFIED ACID SOLUTION; * UNSPECIFIED SOLVENT MIXTURES; * WASTE OIL & MIXED OIL; * UNSPECIFIED ORGANIC LIQUID MIXTURE; * HALOGENATED ORGANIC COMPOUNDS; * ORGANIC LIQUIDS WITH METALS; * ORGANIC LIQUIDS (NONSOLVENTS) WITH HALOGENS; * OXYGENATED SOLVENTS; * UNSPECIFIED OIL CONTAINING WASTE; * ACID SOLUTION WITHOUT METALS; * HALOGENATED SOLVENTS; Lead; * Metals - Sludge; * HYDROCARBON SOLVENTS; * OTHER INORGANIC SOLID WASTE

Confirmed COC :	N/R
Potential Media Affected :	N/R
Restricted Use :	NO
Site Management Req :	N/R
Funding :	N/R
Latitude :	0
Longitude :	0
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-15
Alias :	Alternate Name - SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT Envirostor ID Number - 19800026

Completed Activities

Completed Date :	1993-11-17
Area Name :	PROJECT WIDE
Sub Area Name :	N/R
Document Type :	Site Screening
Comments :	N/R

Map Id: 55
Direction: E
Distance: 0.692 mi., 3654 ft.
Elevation: 510 ft.
Relative: Higher

Site Name : SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT
1145 & 1133 NORTH AZUSA CANYRON ROAD
WEST COVINA, CA 91790

Database(s) : [ENVIROSTOR - CA, HIST CORTESE - CA] ***(cont.)***

Envirosite ID: 272487
EPA ID: N/R

HIST CORTESE - CA

Facility Name :	SAN GABRIEL VALLEY MOSQUITO ABATEMENT DT
Facility Address :	1145 & 1133 NORTH AZUSA CANYRON ROAD, WEST COVINA, 91790
County :	LOS ANGELES
Status Date :	1993-12-27
Status :	REFER: RWQCB
Envirostor ID :	19800026
Program Type :	HISTORICAL
Site Code :	N/R
CalEnviroScreen Score :	N/R
Latitude :	0
Longitude :	0
Last Date in Agency List :	2024-07-23

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA]

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS

Facility Name :	PRODUCTS ENGINEERING CORP
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Date Form Received by Agency :	2004-02-27
EPA ID :	CAD980881270
Mailing Address :	1345, AZUSA, CA 91702-1345
Contact :	RICHARD MITCHELL
Contact Address :	N/R
Contact Country :	US
Contact Telephone :	626-969-5879
Contact Email :	N/R
EPA Region :	09
Land Type :	Private

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Source Type : Annual/Biennial Report
Classification : Small Quantity Generator

Description : Handlers that generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Last Date in Agency List : 2024-09-18

Owner/Operator Summary

Owner/Operator Name : PRODUCTS ENGINEERING CORP
Owner/Operator Address : N/R
Owner/Operator Country : US
Owner/Operator Telephone : N/R
Owner/Operator Email : N/R
Owner/Operator Fax : N/R
Legal Status : Private
Owner/Operator Type : Operator
Owner/Operator Start Date : 1982-01-01
Owner/Operator End Date : N/R

Owner/Operator Name : PRODUCTS ENGINEERING CORP
Owner/Operator Address : 2645 MARICOPA STREET, TORRANCE, CA 90503
Owner/Operator Country : US
Owner/Operator Telephone : N/R
Owner/Operator Email : N/R
Owner/Operator Fax : N/R
Legal Status : Private
Owner/Operator Type : Owner
Owner/Operator Start Date : 1982-01-01
Owner/Operator End Date : N/R

Waste Activity Monitoring

Report Cycle : 2003
Hazardous Waste Page Number : 1
Hazardous Waste Sub-Page Number : 1
BR Form : GM
Waste Description : SPENT FERRIC CHLORIDE
Primary NAICS : 332111 - Iron and Steel Forging

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W103 - Spent concentrated acid (5% or more)
Management Method :	H039 - Other recovery or reclamation for reuse including acid regeneration, organics recovery, etc. (specify in comments)
Generation Tons :	63.6708048
Managed Tons :	0
Shipped Tons :	63.6708048
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAD980881270
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, D007
Waste Code Group :	D007 - CHROMIUM
Waste Generation Type :	N/R
Report Cycle :	2001
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	SPENT FERRIC CHLORIDE ACID
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W103 - Spent concentrated acid (5% or more)
Management Method :	H039 - Other recovery or reclamation for reuse including acid regeneration, organics recovery, etc. (specify in comments)
Generation Tons :	192.27
Managed Tons :	0
Shipped Tons :	192.27
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAD980881270
Shipper State :	CA
Waste Minimization :	N/R

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Waste Code List :	D002, D007
Waste Code Group :	D007 - CHROMIUM
Waste Generation Type :	N/R

Facility Name :	TECOMET INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702-5131
County :	LOS ANGELES

Site Details

Date Form Received by Agency :	2022-06-15
EPA ID :	CAL000365946
Mailing Address :	503 S VINCENT AVE, AZUSA, CA 91702-5131
Contact :	AVA TENORIO
Contact Address :	503 S VINCENT AVE, AZUSA, CA 91702-5131
Contact Country :	US
Contact Telephone :	626-334-1519
Contact Email :	AVA.TENORIO@TECOMET.COM
EPA Region :	09
Land Type :	Private
Source Type :	Annual/Biennial Report updated with Notification
Classification :	Large Quantity Generator

Description :

Handlers that generate 1,000 kg or more of hazardous waste during any calendar month; or generate more than 1 kg of acutely hazardous waste during any calendar month; or generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1 kg of acutely hazardous waste at any time; or generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	SNC MANAGEMENT & HOLDING, LLC
Owner/Operator Address :	1124 NORTH CORNELL, FULLERTON, CA 92831
Owner/Operator Country :	US
Owner/Operator Telephone :	626-224-6560
Owner/Operator Email :	JOEL.CARDENAS@TECOMET.COM
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Owner/Operator Start Date :	2004-08-19
Owner/Operator End Date :	N/R
Owner/Operator Name :	TECOMET INC
Owner/Operator Address :	503 S VINCENT AVE, AZUSA, CA 91702-5131
Owner/Operator Country :	US
Owner/Operator Telephone :	626-334-1519
Owner/Operator Email :	JOEL.CARDENAS@TECOMET.COM
Owner/Operator Fax :	626-969-7264
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	2011-07-12
Owner/Operator End Date :	N/R

Waste Activity Monitoring

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Report Cycle :	2021
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	SPENT FERRIC CHLORIDE SOLUTION USED IN METAL PHOTO-CHEMICAL OPERATIONS
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W103 - Spent concentrated acid (5% or more)
Management Method :	H010 - Metals recovery including retorting, smelting, chemical, etc.
Generation Tons :	54.4018497
Managed Tons :	0
Shipped Tons :	54.4018497
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	C - Impl. new initiative to reduce qty and/or toxicity
Waste Code List :	D002, D006, D007, D008

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Waste Code Group :	TCMT - D004-D011 combinations
Waste Generation Type :	N/R
Report Cycle :	2021
Hazardous Waste Page Number :	2
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	WASTE FLAMMABLE LIQUID (ACETONE)
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G02 - Stripping and acid or caustic cleaning (using caustics to remove coatings or layers from parts or assemblies)
Form Code :	W203 - Concentrated non-halogenated (e.g., non-chlorinated) solvent
Management Method :	H020 - Solvents recovery (distillation, extraction, etc)
Generation Tons :	0.059252
Managed Tons :	0
Shipped Tons :	0.059252
Received Tons :	0
Receiver ID :	CAR000194217
Receiver State :	CA
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	N - Waste minimization efforts were unsuccessful in reducing quantity and/or toxicity (please detail reasons in the Comments section)
Waste Code List :	D001, F003
Waste Code Group :	F003 - THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCL
Waste Generation Type :	N/R
Report Cycle :	2021
Hazardous Waste Page Number :	3
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	WASTE CORROSIVE LIQUID, ACIDIC, INORGANIC, N.O.S. (FERRIC CHLORIDE WITH NITRIC ACID)

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W103 - Spent concentrated acid (5% or more)
Management Method :	H010 - Metals recovery including retorting, smelting, chemical, etc.
Generation Tons :	4.7201605
Managed Tons :	0
Shipped Tons :	4.7201605
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	X - No waste minimization efforts were implemented for this waste
Waste Code List :	D002, D006, D007
Waste Code Group :	TCMT - D004-D011 combinations
Waste Generation Type :	N/R
Report Cycle :	2021
Hazardous Waste Page Number :	4
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	FILTERCAKE, NON RCRA HAZARDOUS WASTE, SOLID (ERG # NONE)
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W319 - Other inorganic solids (specify in comments)
Management Method :	N/R
Generation Tons :	0.75
Managed Tons :	0
Shipped Tons :	0
Received Tons :	0
Receiver ID :	N/R
Receiver State :	N/R
Shipper ID :	N/R
Shipper State :	N/R

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Waste Minimization :	N - Waste minimization efforts were unsuccessful in reducing quantity and/or toxicity (please detail reasons in the Comments section)
Waste Code List :	N/R
Waste Code Group :	N/R
Waste Generation Type :	N/R
Report Cycle :	2019
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	SPENT FERRIC CHLORIDE SOLUTION USED IN METAL PHOTO-CHEMICAL OPERATIONS
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W103 - Spent concentrated acid (5% or more)
Management Method :	H010 - Metals recovery including retorting, smelting, chemical, etc.
Generation Tons :	79.9002166
Managed Tons :	0
Shipped Tons :	79.9002166
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	C - Impl. new initiative to reduce qty and/or toxicity
Waste Code List :	D002, D007
Waste Code Group :	D007 - CHROMIUM
Waste Generation Type :	N/R
Report Cycle :	2019
Hazardous Waste Page Number :	2
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	WASTE FLAMMABLE LIQUID (ACETONE)
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Source Code :	G02 - Stripping and acid or caustic cleaning (using caustics to remove coatings or layers from parts or assemblies)
Form Code :	W203 - Concentrated non-halogenated (e.g., non-chlorinated) solvent
Management Method :	H020 - Solvents recovery (distillation, extraction, etc)
Generation Tons :	2.7390931
Managed Tons :	0
Shipped Tons :	2.7390931
Received Tons :	0
Receiver ID :	CAD981377864
Receiver State :	CA
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	N - Waste minimization efforts were unsuccessful in reducing quantity and/or toxicity (please detail reasons in the Comments section)
Waste Code List :	D001, F003
Waste Code Group :	F003 - THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCL
Waste Generation Type :	N/R
Report Cycle :	2019
Hazardous Waste Page Number :	3
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	WASTE CORROSIVE LIQUID, ACIDIC, INORGANIC, N.O.S. (FERRIC CHLORIDE WITH NITRIC ACID)
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W103 - Spent concentrated acid (5% or more)
Management Method :	H010 - Metals recovery including retorting, smelting, chemical, etc.
Generation Tons :	15.0455115
Managed Tons :	0
Shipped Tons :	15.0455115
Received Tons :	0
Receiver ID :	CAD008488025

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Receiver State :	CA
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	X - No waste minimization efforts were implemented for this waste
Waste Code List :	D002, D006, D007
Waste Code Group :	TCMT - D004-D011 combinations
Waste Generation Type :	N/R
Report Cycle :	2017
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	SPENT ACETONE
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G02 - Stripping and acid or caustic cleaning (using caustics to remove coatings or layers from parts or assemblies)
Form Code :	W203 - Concentrated non-halogenated (e.g., non-chlorinated) solvent
Management Method :	H020 - Solvents recovery (distillation, extraction, etc)
Generation Tons :	0.11
Managed Tons :	0
Shipped Tons :	0.11
Received Tons :	0
Receiver ID :	CAR000194217
Receiver State :	CA
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	N - Waste minimization efforts were unsuccessful in reducing quantity and/or toxicity (please detail reasons in the Comments section)
Waste Code List :	D001, F003
Waste Code Group :	F003 - THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCL
Waste Generation Type :	N/R
Report Cycle :	2015
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Waste Description :	SPENT FERRIC CHLORIDE SOLUTION USED IN METAL PHOTO-ETCHING OPEREATIONS
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W103 - Spent concentrated acid (5% or more)
Management Method :	H039 - Other recovery or reclamation for reuse including acid regeneration, organics recovery, etc. (specify in comments)
Generation Tons :	79.0765086
Managed Tons :	0
Shipped Tons :	79.0765086
Received Tons :	0
Receiver ID :	NVT330010000
Receiver State :	NV
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	B - Cont. initiative to recycle waste on- or off-site
Waste Code List :	D002, D007
Waste Code Group :	D007 - CHROMIUM
Waste Generation Type :	N/R
Report Cycle :	2015
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	2
BR Form :	GM
Waste Description :	SPENT FERRIC CHLORIDE SOLUTION USED IN METAL PHOTO-ETCHING OPEREATIONS
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W103 - Spent concentrated acid (5% or more)
Management Method :	H010 - Metals recovery including retorting, smelting, chemical, etc.
Generation Tons :	10.6855683
Managed Tons :	0
Shipped Tons :	10.6855683
Received Tons :	0

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

BRS ***(cont.)***

Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAL000365946
Shipper State :	CA
Waste Minimization :	B - Cont. initiative to recycle waste on- or off-site
Waste Code List :	D002, D007
Waste Code Group :	D007 - CHROMIUM
Waste Generation Type :	N/R

CIWQS - CA

Facility Name :	TECOMET INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
Place ID :	S627706
Agency Name :	KEMAC TECHNOLOGY INC
Last Date in Agency List :	2024-07-15

ENVIROSTOR - CA

Facility Name :	Products Engrg. Corp.
Facility Address :	503 S. Vincent Avenue, Azusa, CA 91702
County :	LOS ANGELES

Site Details

Cleanup Date :	N/R
Cleanup Status :	Refer: Other Agency
Site Type :	Tiered Permit
Site Type Detailed :	Tiered Permit
Acreage :	N/R
APN :	NONE SPECIFIED
National Priorities List :	NO
Regulatory Agencies Involved :	N/R
Lead Agency :	N/R
Project Manager :	N/R
Supervisor :	N/R
Office :	Cleanup Chatsworth
Envirostor ID :	71002697
Site Code :	N/R
Assembly :	48
Senate :	22
Congressional District :	31
Special Program :	N/R
Past Uses :	NONE SPECIFIED
Potential COC :	N/R

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

ENVIROSTOR - CA ***(cont.)***

Confirmed COC :	N/R
Potential Media Affected :	N/R
Restricted Use :	NO
Site Management Req :	N/R
Funding :	N/R
Latitude :	34.113733
Longitude :	-117.925581
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-15
Alias :	EPA (FRS #) - 110000886881 EPA Identification Number - CAD980881270 Envirostor ID Number - 71002697

Completed Activities

Completed Date :	N/R
Area Name :	N/R
Sub Area Name :	N/R
Document Type :	N/R
Comments :	N/R

FRS

Facility Name :	TECOMET INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Registry ID :	110000886881
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description : The California Environmental Reporting System (CERS) is a statewide web-based user and information exchange system to support over 140,000 regulated businesses and over 130 local agencies in electronically collecting and reporting significant hazardous materials, hazardous waste and compliance and enforcement data as mandated by California law. Under oversight by Cal/EPA, certified local governing agencies (Unified Program Agencies - UPAs) consolidate, coordinate and provide consistent regulatory activities for six state and federal environmental programs.

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

FRS ***(cont.)***

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).
The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Source Description :

All generators and treatment, storage, and disposal (TSD) facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years. The data collected is used to create the National Biennial Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report. This data is processed within the RCRA Information (RCRAInfo) database.

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :
CA-CERS - 10285546
CA-ENVIROVIEW - 41355
ICIS - CAZ292983
RCRAINFO - CAD980881270
RCRAINFO - CAL000285747
RCRAINFO - CAL000365946

HAZNET - CA

Facility Name : 1X PRODUCTS ENGINEERING CORP
Facility Address : 503 SO VINCENT AVE, AZUSA, CA 91702
County : LOS ANGELES

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAX000013821
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	503 SO VINCENT AVE, AZUSA, CA 917020000
Latitude :	34.11373500
Longitude :	-117.92557800
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08
Facility Name :	KEMAC TECHNOLOGY INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAL000285747
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	503 S VINCENT AVE, AZUSA, CA 917020000
Latitude :	34.11421385
Longitude :	-117.92528894
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

State Waste :
2011: 791 - Liquids with pH <= 2, 0.47955 tons to CAD008488025
2011: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.), 0.363 tons to CAD008252405
2011: 181 - Other inorganic solid waste, 8.25 tons to AZR000501510
2011: 792 - Liquids with pH <= 2 with metals, 0.02085 tons to CAD008488025

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

HAZNET - CA ***(cont.)***

2011: 141 - Off-specification, aged or surplus inorganics, 0.1668 tons to NVT330010000
2011: 135 - Unspecified aqueous solution, 40.74 tons to CAD008488025
2011: 181 - Other inorganic solid waste, 0.15 tons to NVT330010000
2011: 792 - Liquids with pH <= 2 with metals, 47.538 tons to CAD008488025
2011: 331 - Off-specification, aged or surplus organics, 0.432 tons to CAT080013352
2010: 181 - Other inorganic solid waste, 1.75 tons to AZR000501510
2010: 181 - Other inorganic solid waste, 8.25 tons to AZR000501510
2010: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.), 0.495 tons to CAD008252405
2010: 135 - Unspecified aqueous solution, 96.18 tons to CAD008488025
2010: 792 - Liquids with pH <= 2 with metals, 84.0255 tons to CAD008488025
2010: 135 - Unspecified aqueous solution, 21 tons to CAD008488025
2009: 181 - Other inorganic solid waste, 2.5 tons to AZR000501510
2009: 135 - Unspecified aqueous solution, 39.9 tons to CAD008488025
2009: 181 - Other inorganic solid waste, 3 tons to AZR000501510
2009: 135 - Unspecified aqueous solution, 17.64 tons to CAD008488025
2009: 132 - Aqueous solution with metals (< restricted levels and see 121), 12.51 tons to CAD008488025
2009: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.), 0.9075 tons to CAD008252405
2009: 132 - Aqueous solution with metals (< restricted levels and see 121), 1.251 tons to CAD008302903
2009: 792 - Liquids with pH <= 2 with metals, 44.619 tons to CAD008488025
2008: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.), 0.363 tons to CAD008252405
2008: 792 - Liquids with pH <= 2 with metals, 79.647 tons to CAD008488025
2008: 181 - Other inorganic solid waste, 9.5568 tons to AZR000501510
2008: 181 - Other inorganic solid waste, 3.5 tons to AZR000501510
2007: 792 - Liquids with pH <= 2 with metals, 87.153 tons to CAD008488025
2007: 181 - Other inorganic solid waste, 10.964 tons to AZR000501510
2007: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.), 0.5445 tons to CAD008252405

Facility Name : PRODUCTS ENGINEERING CORP
Facility Address : 503 S VINCENT AVE, AZUSA, CA 91702
County : LOS ANGELES

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAD980881270
Active :	Inactive
Category :	FEDERAL
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	2645 MARICOPA ST, TORRANCE, CA 905030000
Latitude :	34.11421385
Longitude :	-117.92528894
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :

2004: 791 - Liquids with pH <= 2, 0.06255 tons to AZD009015389
2004: 171 - Metal sludge (see 121), 30.3408 tons to CAT000646117
2004: 791 - Liquids with pH <= 2, 0.68805 tons to AZD009015389
2004: 792 - Liquids with pH <= 2 with metals, 36.64596 tons to CAD008488025
2004: 792 - Liquids with pH <= 2 with metals, 14.178 tons to CAD00848025
2004: 331 - Off-specification, aged or surplus organics, 0.495 tons to AZD009015389
2003: 792 - Liquids with pH <= 2 with metals, 45.036 tons to CAD008488025
2003: 171 - Metal sludge (see 121), 30.3408 tons to CAT000646117
2002: 132 - Aqueous solution with metals (< restricted levels and see 121), 1.28853 tons to CAD097030993
2002: 792 - Liquids with pH <= 2 with metals, 74.1843 tons to CAD008488025
2002: 171 - Metal sludge (see 121), 60.6816 tons to CAT000646117
2001: 171 - Metal sludge (see 121), 42.9828 tons to CAT000646117
2001: 792 - Liquids with pH <= 2 with metals, 31.275 tons to CAD008488025
2001: 792 - Liquids with pH <= 2 with metals, 104.5877 tons to CAD008488025
2000: 792 - Liquids with pH <= 2 with metals, 273.7855 tons to CAD008488025
2000: 171 - Metal sludge (see 121), 84.28 tons to CAT000646117
1999: 792 - Liquids with pH <= 2 with metals, 174.723 tons to CAD008488025
1999: 792 - Liquids with pH <= 2 with metals, 15.846 tons to CAD980881270
1999: 171 - Metal sludge (see 121), 117.992 tons to CAT000646117
1998: 171 - Metal sludge (see 121), 101.136 tons to CAT000646117

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

HAZNET - CA ***(cont.)***

1998: 792 - Liquids with pH <= 2 with metals, 148.9232 tons to CAD008488025
1997: 792 - Liquids with pH <= 2 with metals, 8.34 tons to CAD008488025
1997: 171 - Metal sludge (see 121), 151.704 tons to CAT000646117
1997: 792 - Liquids with pH <= 2 with metals, 216.423 tons to CAD008488025
1996: 331 - Off-specification, aged or surplus organics, 0.0248 tons to CAD000088252
1996: 792 - Liquids with pH <= 2 with metals, 218.091 tons to CAD008488025
1996: 214 - Unspecified solvent mixture, 0.198 tons to CAD000088252
1996: 221 - Waste oil and mixed oil, 0.38 tons to CAT080013352
1996: 171 - Metal sludge (see 121), 151.704 tons to CAT000646117
1996: 791 - Liquids with pH <= 2, 0.2293 tons to CAD000088252

Facility Name :	TECOMET INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAL000365946
Active :	Active
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	503 S VINCENT AVE, AZUSA, CA 917025131
Latitude :	34.11373500
Longitude :	-117.92557800
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :

2019: 792 - Liquids with pH <= 2 with metals, 87.15300 tons to CAD008488025
2019: 181 - Other inorganic solid waste, 5.25000 tons to AZR000520478
2018: 792 - Liquids with pH <= 2 with metals, 107.79450 tons to CAD008488025
2018: 214 - Unspecified solvent mixture, 1.58400 tons to MXC130619001
2017: 792 - Liquids with pH <= 2 with metals, 21.40044 tons to CAD008488025

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

HAZNET - CA ***(cont.)***

2017: 214 - Unspecified solvent mixture, 0.792 tons to MXC130619001
2017: 181 - Other inorganic solid waste, 1.5 tons to NVT330010000
2017: 792 - Liquids with pH <= 2 with metals, 44.619 tons to NVT330010000
2016: 791 - Liquids with pH <= 2, 71.724 tons to NVT330010000
2016: 792 - Liquids with pH <= 2 with metals, 3.753 tons to
2016: 551 - Laboratory waste chemicals, 0.0125 tons to CAD008302903
2016: 214 - Unspecified solvent mixture, 1.98 tons to MXC130619001
2016: 181 - Other inorganic solid waste, 4 tons to NVT330010000
2015: 791 - Liquids with pH <= 2, 46.704 tons to NVT330010000
2015: 792 - Liquids with pH <= 2 with metals, 9.591 tons to CAD008488025
2015: 551 - Laboratory waste chemicals, 0.005 tons to CAD008364432
2015: 551 - Laboratory waste chemicals, 0.034 tons to CAD008302903
2015: 181 - Other inorganic solid waste, 2.25 tons to NVT330010000
2015: 352 - Other organic solids, 0.025 tons to AZR000501510
2015: 551 - Laboratory waste chemicals, 0.0525 tons to NVT330010000
2015: 214 - Unspecified solvent mixture, 3.96 tons to MXC130619001
2014: 791 - Liquids with pH <= 2, 69.639 tons to NVT330010000
2014: 181 - Other inorganic solid waste, 5.75 tons to NVT330010000
2014: 792 - Liquids with pH <= 2 with metals, 7.923 tons to CAD008488025
2014: 214 - Unspecified solvent mixture, 1.782 tons to MXC130619001
2013: 792 - Liquids with pH <= 2 with metals, 4.17 tons to CAD008488025
2013: 551 - Laboratory waste chemicals, 0.0075 tons to NVD980895338
2013: 551 - Laboratory waste chemicals, 0.005 tons to NMD002208627
2013: 791 - Liquids with pH <= 2, 63.384 tons to NVT330010000
2013: 181 - Other inorganic solid waste, 4.5 tons to AZR000501510

HIST UST - CA

Facility Name : PRODUCTS ENGINEERING CORPORATI
Facility Address : 503 SOUTH VINCENT AVENUE, AZUSA, 91702
County : Los Angeles

PDF Link : Click here for hyperlink provided by the agency.

HMS_LOS ANGELES COUNTY - CA

Facility Name : PRODUCTS ENGINEERING CORP
Facility Address : 503 S VINCENT AVE, AZUSA, 91702

Site Details
Site Number : 011513
File Number : 011558

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Status :	CLOS
Area :	6A
Last Date in Agency List :	2024-08-20

Permit Details

Permit Number :	00003117T
Permit Status :	CLOS
Permit Category :	Underground Storage Tank
Type :	0

HWG - CA

Facility Name :	1X PRODUCTS ENGINEERING CORP
Facility Address :	503 SO VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAX000013821
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	503 SO VINCENT AVE, AZUSA, CA 917020000
Owner Name :	N/R
Owner Address :	N/A
Operator Name :	JULIE HOOD, OFFICE MGR.
Operator Address :	N/A
Latitude :	34.114309
Longitude :	-117.925234

Facility Name :	KEMAC TECHNOLOGY INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAL000285747
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	503 S VINCENT AVE, AZUSA, CA 917020000
Owner Name :	KEMAC TECHNOLOGY, INC
Owner Address :	503 S VINCENT AVE, AZUSA, CA 917020000
Operator Name :	RICHMOND TEH
Operator Address :	503 S VINCENT AVE, AZUSA, CA 917020000
Latitude :	34.11373

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

HWG - CA ***(cont.)***

Longitude :	-117.92558
Facility Name :	PRODUCTS ENGINEERING CORP
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAD980881270
Status :	Inactive
Category :	FEDERAL
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	2645 MARICOPA ST, TORRANCE, CA 905030000
Owner Name :	MARTIN LUBOVISKI PRES PEC
Owner Address :	2645 MARICOPA STREET, TORRANCE, CA 905035144
Operator Name :	RICHARD MITCHELL
Operator Address :	503 SOUTH VINCENT AVENUE, AZUSA, CA 917021345
Latitude :	34.114275
Longitude :	-117.925233
Facility Name :	TECOMET INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAL000365946
Status :	Active
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	503 S VINCENT AVE, AZUSA, CA 917025131
Owner Name :	TECOMET INC
Owner Address :	115 EAMES ST, WILMINGTON, MA 018870000
Operator Name :	AVA TENORIO
Operator Address :	503 S VINCENT AVE, AZUSA, CA 91702
Latitude :	34.11373
Longitude :	-117.92558

ICIS

Facility Name :	TECOMET INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

ICIS ***(cont.)***

Site Details

NPDES ID :	CAZ292983
ICIS Facility Interest ID :	3600726733
Facility UIN :	110000886881
Facility Type Code :	Privately Owned Facility
Impaired Waters :	N/R
Latitude :	34.1142
Longitude :	-117.92523
Last Date in Agency List :	2024-08-20

Facility SIC

SIC Code :	3479
SIC Description :	Metal Coating And Allied Services

INACTIVE PCS

Issue Date :	2015-07-01
Original Issue Date :	2015-07-01
Effective Date :	2015-07-01
Expiration Date :	2020-06-30
Retirement Date :	N/R
Termination Date :	N/R
Issuing Agency :	CA Waterboards
Agency Type :	State
Activity ID :	3601106097
External Permit Number :	CAZ292983
Facility Type Indicator :	NON-POTW
Permit Type :	General Permit Covered Facility-NPDES)
Major Minor Status :	N
Permit Status :	Expired
Total Design Flow Number :	N/R
Actual Average Flow Number :	N/R
State Water Body :	N/R
State Water Body Name :	N/R
Permit Name :	Kemac Technology Inc
Permit Comp Status :	Y
RNC Tracking :	Y
Master External Permit Number :	CAS000001
TMDL Interface :	N/R
EDMR Authorization :	N
Pretreatment Indicator :	N/R
Last Date in Agency List :	2024-08-27

PCS ENF

Site Details

NPDES ID :	CAZ292983

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

PCS ENF ***(cont.)***

Last Date in Agency List : 2024-08-27

Formal Enforcement Actions

Settlement Entered Date :	N/R
ENF Identifier :	N/R
Activity ID :	N/R
Activity Type :	N/R
ENF Type :	N/R
Agency :	N/R
Fed Penalty Assessed Amount :	N/R
State Local Penalty Amount :	N/R

Informal Enforcement Actions

Achieved Date :	2021-01-08
Registry ID :	110000886881
ENF Identifier :	CA-ZIEA439651
Activity ID :	3602381825
Activity Type :	Administrative - Informal
ENF Type :	Notice of Violation
Agency :	State

RCRA_LQG

Facility Name :	TECOMET INC
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702-5131
County :	LOS ANGELES
Date Form Received by Agency :	2022-06-15
EPA ID :	CAL000365946
Mailing Address :	503 S VINCENT AVE, AZUSA, CA 91702-5131
Contact :	AVA TENORIO
Contact Address :	503 S VINCENT AVE, AZUSA, CA 91702-5131
Contact Country :	US
Contact Telephone :	626-334-1519
Contact Email :	AVA.TENORIO@TECOMET.COM
EPA Region :	09
Land Type :	Private
Source Type :	Annual/Biennial Report updated with Notification
Classification :	Large Quantity Generator

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

RCRA_LQG ***(cont.)***

Description :

Handlers that generate 1,000 kg or more of hazardous waste during any calendar month; or generate more than 1 kg of acutely hazardous waste during any calendar month; or generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1 kg of acutely hazardous waste at any time; or generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Last Date in Agency List : 2024-09-18

Owner/Operator Summary

Owner/Operator Name :	SNC MANAGEMENT & HOLDING, LLC
Owner/Operator Address :	1124 NORTH CORNELL, FULLERTON, CA 92831
Owner/Operator Country :	US
Owner/Operator Telephone :	626-224-6560
Owner/Operator Email :	JOEL.CARDENAS@TECOMET.COM
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner
Owner/Operator Start Date :	2004-08-19
Owner/Operator End Date :	N/R

Owner/Operator Name :	TECOMET INC
Owner/Operator Address :	503 S VINCENT AVE, AZUSA, CA 91702-5131
Owner/Operator Country :	US
Owner/Operator Telephone :	626-334-1519
Owner/Operator Email :	JOEL.CARDENAS@TECOMET.COM
Owner/Operator Fax :	626-969-7264
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	2011-07-12
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

RCRA_LQG ***(cont.)***

Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Historical Generators

Date Form Received by Agency :	2020-03-03
Facility Name :	TECOMET INC
Classification :	Large Quantity Generator
Date Form Received by Agency :	2018-03-27
Facility Name :	TECOMET INC
Classification :	Large Quantity Generator
Date Form Received by Agency :	2016-06-13
Facility Name :	KEMAC TECHNOLOGY
Classification :	Large Quantity Generator
Date Form Received by Agency :	2014-03-01
Facility Name :	KEMAC TECHNOLOGY, INC.
Classification :	Large Quantity Generator
Date Form Received by Agency :	2013-03-29
Facility Name :	KEMEC TECHNOLOGY, INC.
Classification :	Large Quantity Generator

Hazardous Waste Summary

Waste Code / Name :
212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
343 - Unspecified organic liquid mixture
352 - Other organic solids
551 - Laboratory waste chemicals
792 - Liquids with pH < 2 with metals
D001 - IGNITABLE WASTE
D002 - CORROSIVE WASTE
D007 - CHROMIUM

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

RCRA_LQG ***(cont.)***

Waste Code / Name :

F003 - THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Notices of Violations Summary
Regulation Violated : N

RCRA_SQG

Facility Name :	PRODUCTS ENGINEERING CORP
Facility Address :	503 S VINCENT AVE, AZUSA, CA 91702
County :	LOS ANGELES
Date Form Received by Agency :	2004-02-27
EPA ID :	CAD980881270
Mailing Address :	1345, AZUSA, CA 91702-1345
Contact :	RICHARD MITCHELL
Contact Address :	N/R
Contact Country :	US
Contact Telephone :	626-969-5879
Contact Email :	N/R
EPA Region :	09
Land Type :	Private
Source Type :	Annual/Biennial Report
Classification :	Small Quantity Generator
Description :	Handlers that generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	PRODUCTS ENGINEERING CORP
Owner/Operator Address :	N/R
Owner/Operator Country :	US

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

RCRA_SQG ***(cont.)***

Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	1982-01-01
Owner/Operator End Date :	N/R

Owner/Operator Name :	PRODUCTS ENGINEERING CORP
Owner/Operator Address :	2645 MARICOPA STREET, TORRANCE, CA 90503
Owner/Operator Country :	US
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner
Owner/Operator Start Date :	1982-01-01
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Historical Generators

Date Form Received by Agency :	2002-02-28
Facility Name :	PRODUCTS ENGINEERING CORP
Classification :	Large Quantity Generator

Date Form Received by Agency :	2000-10-12
Facility Name :	PRODUCTS ENGINEERING CORP.

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

RCRA_SQG ***(cont.)***

Classification : Large Quantity Generator

Date Form Received by Agency : 1999-03-04
Facility Name : PRODUCTS ENGINEERING CORP.
Classification : Large Quantity Generator

Date Form Received by Agency : 1996-09-01
Facility Name : PRODUCTS ENGINEERING CORP
Classification : Large Quantity Generator

Date Form Received by Agency : 1996-03-01
Facility Name : PRODUCTS ENGINEERING CORP.
Classification : Large Quantity Generator

Date Form Received by Agency : 1994-03-31
Facility Name : PRODUCTS ENGINEERING CORP.
Classification : Large Quantity Generator

Date Form Received by Agency : 1992-02-28
Facility Name : PRODUCTS ENGINEERING CORP
Classification : Large Quantity Generator

Date Form Received by Agency : 1990-04-16
Facility Name : PRODUCTS ENGINEERING CORP
Classification : Large Quantity Generator

Date Form Received by Agency : 1984-01-19
Facility Name : PRODUCTS ENGINEERING CORP
Classification : Not a generator, verified

Hazardous Waste Summary
Waste Code / Name : D002 - CORROSIVE WASTE
D007 - CHROMIUM

Notices of Violations Summary
Date of Violation : 2007-03-28
Date Achieved Compliance : 2007-03-28
Regulation Violated : Y

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

RCRA_SQG ***(cont.)***

Area of Violation :	Generators - General
Enforcement Action :	WRITTEN INFORMAL
Enforcement Action Date :	2007-03-28
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	State
Enforcement Lead Agency :	State
Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R

Evaluation Action Summary

Evaluation Date :	2007-03-28
Evaluation :	COMPLIANCE EVALUATION INSPECTION
Area of Violation :	Generators - General
Date Achieved Compliance :	2007-03-28
Evaluation Lead Agency :	State

RFR - CA

Facility Name :	Tecomet Inc
Facility Address :	503 S Vincent Ave, Azusa, CA 91702
County :	Los Angeles
Effective Date :	2005-01-20
Adoption Date :	N/R
Termination Date :	N/R
Expiration/Review Date :	N/R
NPDES Number :	CAS000001
Order Number :	2014-0057-DWQ
WDID :	4 19I019285
SIC/NAICS :	3479
Program :	INDSTW
Regulatory Measure Status :	Active
Regulatory Measure Type :	Storm water industrial
Place/Project Type :	Industrial - Coating, Engraving, and Allied Services, NEC
Region :	4
Design Flow :	N/R
Major/Minor :	N/R
Complexity :	N/R
TTWQ :	N/R
Number of Enforcement Actions within Five Years:	1
Number of Violations within Five Years:	1
Agency :	Kemac Technology Inc
Agency Address :	503 South Vincent Avenue, Azusa, CA 91702

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

RFR - CA ***(cont.)***

Latitude :	34.1142
Longitude :	-117.92523
Last Date in Agency List :	2024-08-07

SLIC REG 4 - CA

Facility Name :	PRODUCTS ENG. CORP.
Facility Address :	503 S. VINCENT AVE., AZUSA, CA 91702
County :	Los Angeles

Site Details

Status Date :	2015-03-26
Status :	Completed - Case Closed
Begin Date :	1989-09-29
Global ID :	SL603798906
Region :	REGION 4
Site History :	N/R
RB Case Number :	108.1025
Potential Media Affected :	Aquifer used for drinking water supply
Potential Contaminants of Concern :	N/R
Local Agency :	N/R
Local Case Number :	N/R
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	N/R
CUF Case :	NO
Caseworker :	GJH
Case Type :	Cleanup Program Site
How Discovered :	N/R
How Discovered Description :	N/R
Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.114353
Longitude :	-117.924389
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-09

Contacts Summary

Global ID :	SL603798906
Contact Name :	JEFFREY HU
Contact Type :	Regional Board Caseworker - Primary Caseworker
Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 W. 4TH ST., SUITE 200

Map Id: 56
Direction: NNW
Distance: 0.731 mi., 3860 ft.
Elevation: 507 ft.
Relative: Higher

Site Name : TECOMET INC | PRODUCTS ENGINEERING CORP | KEMAC TECHNOLOGY INC
503 S VINCENT AVE | 503 SO VINCENT AVE | 503 SOUTH VINCENT AVENUE
AZUSA | Azusa, CA

Database(s) : [BRS, CIWQS - CA, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, PCS ENF, RCRA_LQG, RCRA_SQG, RFR - CA, SLIC REG 4 - CA] ***(cont.)***

Envirosite ID: 41126700
EPA ID: CAX000013821

SLIC REG 4 - CA ***(cont.)***

City : LOS ANGELES
Phone Number : N/R
Email : jeffrey.hu@waterboards.ca.gov

Regulatory Activities
Date : 1995-10-05
Global ID : SL603798906
Action Type : ENFORCEMENT
Action : Closure/No Further Action Letter

Date : 1965-01-02
Global ID : SL603798906
Action Type : Other
Action : Leak Reported

Status History
Status Date : 2015-03-26
Global ID : SL603798906
Status : Completed - Case Closed

Status Date : 2014-10-29
Global ID : SL603798906
Status : Open - Inactive

Status Date : 1989-09-29
Global ID : SL603798906
Status : Open - Case Begin Date

Status Date : 1989-09-29
Global ID : SL603798906
Status : Open - Site Assessment

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA]

Envirosite ID: 228921
EPA ID: N/R

CALEPA SITES - CA

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1201 W GLADSTONE ST, AZUSA, 91702-5142
Site ID :	453267
EI ID :	110001150227
EI Description :	US EPA Air Emission Inventory System (EIS)
Latitude :	34.114320
Longitude :	-117.928610
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Facility Name :	AZUSA LAND RECLAMATION CO INC
Facility Address :	1201 W GLADSTONE ST, AZUSA, 917025142
Site ID :	224975
EI ID :	CAD009007626
EI Description :	Hazardous Waste
Latitude :	34.114349
Longitude :	-117.928590
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-01-07
Facility Name :	AZUSA LAND RECLAMATION LANDFILL
Facility Address :	1201 GLADSTONE, AZUSA, 91702
Site ID :	10331
EI ID :	208348
EI Description :	Tanks & Ground Water Clean Up
Latitude :	34.114347
Longitude :	-117.928659
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Site ID :	10331
EI ID :	L10005042654
EI Description :	Land Disposal Site
Latitude :	34.119628

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CALEPA SITES - CA ***(cont.)***

Longitude : -117.926876
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2022-12-21

Facility Name : CEMEX
Facility Address : 1201 GLADSTONE ST., AZUSA, 91702

Site ID : 860428
EI ID : T0603760148
EI Description : Leaking Underground Storage Tank Cleanup Site
Latitude : 34.117414
Longitude : -117.924267
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Site ID : 188867
EI ID : T0603760148
EI Description : Leaking Underground Storage Tank Cleanup Site
Latitude : 34.117414
Longitude : -117.924267
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2022-12-21

Site ID : 642865
EI ID : T0603760148
EI Description : Leaking Underground Storage Tank Cleanup Site
Latitude : 34.117414
Longitude : -117.924267
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2023-07-21

Facility Name : CEMEX CONSTRUCTION MATERIALS PACIFIC
Facility Address : 1201 W GLADSTONE ST, AZUSA, 91702

Site ID : 458452
EI ID : 110055898328
EI Description : US EPA Air Emission Inventory System (EIS)

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CALEPA SITES - CA ***(cont.)***

Latitude :	34.114320
Longitude :	-117.928610
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Facility Name :	TRANSIT MIXED CONCRETE COMPANY
Facility Address :	1201 GLADSTONE ST W, AZUSA, 91702
Site ID :	877671
EI ID :	T0603703362
EI Description :	Leaking Underground Storage Tank Cleanup Site
Latitude :	34.115256
Longitude :	-117.930545
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Site ID :	691552
EI ID :	T0603703362
EI Description :	Leaking Underground Storage Tank Cleanup Site
Latitude :	34.115256
Longitude :	-117.930545
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2023-07-21
Site ID :	237032
EI ID :	T0603703362
EI Description :	Leaking Underground Storage Tank Cleanup Site
Latitude :	34.115256
Longitude :	-117.930545
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-12-21

CIWQS - CA

Facility Name :	AZUSA LAND RECLAMATION LANDFILL
Facility Address :	1201 WEST GLADSTONE, AZUSA, CA 91702
County :	LOS ANGELES

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CIWQS - CA ***(cont.)***

Place ID : 208348
Agency Name : AZUSA LAND RECLAMATION CO.
Last Date in Agency List : 2024-07-15

Facility Name : Cemex Construction Materials (Azusa Plant)
Facility Address : 1201 Gladstone, Azusa, CA 91702
County : Los Angeles

Place ID : 217205
Agency Name : Cemex Construction Materials Pacific LLC
Last Date in Agency List : 2018-10-02

Facility Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
Facility Address : 1201 GLADSTONE, AZUSA, CA 91702
County : LOS ANGELES

Place ID : S208346
Agency Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
Last Date in Agency List : 2024-07-15

Facility Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
Facility Address : 1201 WEST GLADSTONE, AZUSA, CA 91702
County : LOS ANGELES

Place ID : 208346
Agency Name : NOT AVAILABLE
Last Date in Agency List : 2024-07-15

Facility Name : H K CONCRETE CO
Facility Address : 1201 W GLADSTONE ST, AZUSA, CA 91702
County : LOS ANGELES

Place ID : S609144
Agency Name : HK CONCRETE CO
Last Date in Agency List : 2024-07-15

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CIWQS 2 - CA

Facility Name :	Azusa Land Reclamation Landfill
Facility Address :	1201 West Gladstone Street, Azusa, 91702
County :	Los Angeles
Facility ID :	208348
WDID :	4B190305001
Facility Type :	Solid Waste Class III - nonhazardous solid wastes
Region :	4
Place Type :	Waste Management Unit
Place Subtype :	Land fill
Ageny Name :	Azusa Land Reclamation Co.
Agency Type :	Privately-Owned Business
Number of Agencies :	1
Status Date :	2012-02-07
Status :	Historical
Status Enrollee :	N
Individual/General :	I
Fee Code :	59 - Land Disposal Site not paying tipping fee
Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	3
Number of Reg Measures :	5
Baseline Flow :	0
Population (MS4)/Acres :	N/R
Reclamation :	N - No
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	1
Total Number of Inspections :	30
Date of Most Recent Completed Inspection:	2009-07-31
Date of Most Recent Received Report :	N/R
Total Number of Final (A+H) Enforcement Actions:	2
Most Recent Effective Date of Enf Action (A+H):	2000-02-17

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Program :	LNDISP
Program Category :	LNDISP
Number of Programs :	1
Complexity :	B
Pretreatment :	X - Facility is not a POTW
Facility Waste Type :	Solid wastes, NEC
Reg Measure ID :	134637
Reg Measure Type :	WDR
Reg Measure Title :	WDR 88-133 (CI 2567) for AZUSA LAND RECLAMATION CO.
Reg Measure Description :	N/R
SIC 1 :	4953 - Refuse Systems
SIC 2 :	-
SIC 3 :	-
Latitude :	34.114347
Longitude :	-117.928659
Last Date in Agency List :	2024-05-08

Facility ID :	208348
WDID :	4B190305001
Facility Type :	Solid Waste Class III - nonhazardous solid wastes
Region :	4
Place Type :	Waste Management Unit
Place Subtype :	Land fill
Ageny Name :	Azusa Land Reclamation Co.
Agency Type :	Privately-Owned Business
Number of Agencies :	1
Status Date :	2020-12-03
Status :	Active
Status Enrollee :	N
Individual/General :	I
Fee Code :	N/R
Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	1
Baseline Flow :	N/R
Population (MS4)/Acres :	N/R
Reclamation :	N/R
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	0
Total Number of Inspections :	0
Date of Most Recent Completed Inspection:	N/R
Date of Most Recent Received Report :	N/R
Total Number of Final (A+H) Enforcement Actions:	0
Most Recent Effective Date of Enf Action (A+H):	N/R
Program :	SLIC
Program Category :	TANKS
Number of Programs :	1
Complexity :	N/R
Pretreatment :	N/R
Facility Waste Type :	N/R
Reg Measure ID :	439730
Reg Measure Type :	Co-Permitee
Reg Measure Title :	13627 Order Co-Permitee under 2019-0006-DWQ for Azusa Land Reclamation Co.
Reg Measure Description :	13267 Order requiring PFAS investigation at Landfills. Order requires most facilities to report monitoring results to GeoTracker.
SIC 1 :	4953 - Refuse Systems
SIC 2 :	-
SIC 3 :	-
Latitude :	34.114347
Longitude :	-117.928659
Last Date in Agency List :	2024-05-08
Facility ID :	208348
WDID :	4B190305001
Facility Type :	Solid Waste Class III - nonhazardous solid wastes
Region :	4
Place Type :	Waste Management Unit
Place Subtype :	Land fill
Ageny Name :	Azusa Land Reclamation Co.
Agency Type :	Privately-Owned Business
Number of Agencies :	1

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Status Date :	2019-01-07
Status :	Active
Status Enrollee :	N
Individual/General :	I
Fee Code :	59 - Land Disposal Site not paying tipping fee
Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	2
Baseline Flow :	N/R
Population (MS4)/Acres :	N/R
Reclamation :	N - No
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	0
Total Number of Inspections :	29
Date of Most Recent Completed Inspection:	2023-03-03
Date of Most Recent Received Report :	2022-08-15
Total Number of Final (A+H) Enforcement Actions:	0
Most Recent Effective Date of Enf Action (A+H):	N/R
Program :	LFOPER
Program Category :	LNDISP
Number of Programs :	1
Complexity :	B
Pretreatment :	X - Facility is not a POTW
Facility Waste Type :	Solid wastes, NEC
Reg Measure ID :	371516
Reg Measure Type :	WDR
Reg Measure Title :	WDR R4-2009-0098 (CI 2567) for Waste Management, Inc
Reg Measure Description :	N/R
SIC 1 :	4953 - Refuse Systems
SIC 2 :	-
SIC 3 :	-
Latitude :	34.114347

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Longitude :	-117.928659
Last Date in Agency List :	2024-05-08
Facility Name :	Cemex Construction Materials Pacific LLC
Facility Address :	1201 West Gladstone Street, Azusa, 91702
County :	Los Angeles
Facility ID :	208346
WDID :	4WIP1080833
Facility Type :	All other facilities
Region :	4
Place Type :	Facility
Place Subtype :	N/R
Ageny Name :	Cemex Construction Materials Pacific LLC
Agency Type :	Privately-Owned Business
Number of Agencies :	1
Status Date :	2005-06-17
Status :	Historical
Status Enrollee :	N
Individual/General :	I
Fee Code :	N/R
Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	1
Baseline Flow :	N/R
Population (MS4)/Acres :	N/R
Reclamation :	N/R
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	0
Total Number of Inspections :	0
Date of Most Recent Completed Inspection:	N/R
Date of Most Recent Received Report :	N/R

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Total Number of Final (A+H) Enforcement Actions:	0
Most Recent Effective Date of Enf Action (A+H):	N/R
Program :	WIP
Program Category :	MONITORING
Number of Programs :	1
Complexity :	N/R
Pretreatment :	N/R
Facility Waste Type :	N/R
Reg Measure ID :	150289
Reg Measure Type :	Unregulated
Reg Measure Title :	4WIP1080833
Reg Measure Description :	N/R
SIC 1 :	-
SIC 2 :	-
SIC 3 :	-
Latitude :	34.114347
Longitude :	-117.928659
Last Date in Agency List :	2024-05-08

ECHO

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	2023-05-11
Registry ID :	110001150227
FIPS Code :	06037
EPA Region :	09
Inspection Count :	4
Last Inspection Days :	367
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

ECHO ***(cont.)***

Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	50
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374046002194
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	4953
Facility NAICS :	562212 - Solid Waste Landfill, 562920 - Materials Recovery Facilities
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	2023-05-11
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

ECHO ***(cont.)***

Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	Y
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	Y
Major Flag :	Y
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.11432
Longitude :	-117.92861
Last Date in Agency List :	2024-07-12
Facility Name :	CEMEX CONSTRUCTION MATERIALS PACIFIC
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110055898328
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

ECHO ***(cont.)***

Accuracy Meters :	50
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374046002194
MYRTK Universe :	NNN
NPDES IDs :	CAZ188820
CWA Permit Types :	Non-M
CWA Compliance Tracking :	Off
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	0
CWA Current Compliance Status :	Terminated Permit
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	212321 - Construction Sand and Gravel Mining, 32732 - Ready-Mix Concrete Manufacturing
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

ECHO ***(cont.)***

Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	Y
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.11432
Longitude :	-117.92861
Last Date in Agency List :	2024-07-12

EMI - CA

Facility Name :	AZUSA LAND RECLAMATION,INC
Facility Address :	1201-09 W GLADSTONE ST, AZUSA, 91702
County :	Los Angeles
Facility ID :	173846
Air Basin Code :	South Coast
District :	SOUTH COAST AQMD
County ID :	LA
SIC Code :	4953
CHAPIS :	N/R
CERR Code :	N/R
Last Date in Agency List :	2024-05-21

Additional Details

Year :	2022
Total Organic Gases (Tons/Year) :	.502766078542970973249857712009106431417 2
Reactive Organic Gases (Tons/Year) :	.26
Carbon Monoxide (Tons/Year) :	5.5
Nitrogen Oxides (Tons/Year) :	7.48
Sulfur Oxides (Tons/Year) :	3.80015
Particulate Matter (Tons/Year) :	1.04
Fine Particulate Matter (Tons/Year) :	1.03376

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

EMI - CA ***(cont.)***

Facility Name :	BFI WASTE SYS OF NA/AZUSA GAS SYS OPR
Facility Address :	1201-09 W GLADSTONE ST, AZUSA, 91702
County :	Los Angeles
Facility ID :	113465
Air Basin Code :	South Coast
District :	SOUTH COAST AQMD
County ID :	LA
SIC Code :	4953
CHAPIS :	N/R
CERR Code :	N/R
Last Date in Agency List :	2019-02-18

Additional Details

Year :	2013
Total Organic Gases (Tons/Year) :	3.548460651603505102982277956886813257 71
Reactive Organic Gases (Tons/Year) :	1.69646
Carbon Monoxide (Tons/Year) :	7.49544
Nitrogen Oxides (Tons/Year) :	6.96294
Sulfur Oxides (Tons/Year) :	5.55404391
Particulate Matter (Tons/Year) :	.08877
Fine Particulate Matter (Tons/Year) :	.08875512
Year :	2012
Total Organic Gases (Tons/Year) :	3.439554463565521652357113245750765234 82
Reactive Organic Gases (Tons/Year) :	1.64445
Carbon Monoxide (Tons/Year) :	7.25919
Nitrogen Oxides (Tons/Year) :	6.74212
Sulfur Oxides (Tons/Year) :	5.37714449
Particulate Matter (Tons/Year) :	.08929
Fine Particulate Matter (Tons/Year) :	.08927296
Facility Name :	CEMEX CONSTRUCTION MATERIALS PACIFIC,LLC
Facility Address :	1201 W GLADSTONE ST, AZUSA, 91702
County :	Los Angeles

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

EMI - CA ***(cont.)***

Facility ID :	18434
Air Basin Code :	South Coast
District :	SOUTH COAST AQMD
County ID :	LA
SIC Code :	3273
CHAPIS :	N/R
CERR Code :	N/R
Last Date in Agency List :	2019-07-08

Additional Details

Year :	2017
Total Organic Gases (Tons/Year) :	.49485217069428461833525124664365170694 3
Reactive Organic Gases (Tons/Year) :	.392327
Carbon Monoxide (Tons/Year) :	N/R
Nitrogen Oxides (Tons/Year) :	N/R
Sulfur Oxides (Tons/Year) :	N/R
Particulate Matter (Tons/Year) :	14.751342
Fine Particulate Matter (Tons/Year) :	4.4080824

Facility Name :	SOUTHDOWN CALIFORNIA CONCRETE
Facility Address :	1201 W GLADSTONE ST, AZUSA, 91702
County :	Los Angeles

Facility ID :	18434
Air Basin Code :	South Coast
District :	SOUTH COAST AQMD
County ID :	LA
SIC Code :	5032
CHAPIS :	N/R
CERR Code :	N/R
Last Date in Agency List :	2019-02-18

Additional Details

Year :	2011
Total Organic Gases (Tons/Year) :	.00636283362364800394370563489976203090676
Reactive Organic Gases (Tons/Year) :	.00627
Carbon Monoxide (Tons/Year) :	N/R

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

EMI - CA ***(cont.)***

Nitrogen Oxides (Tons/Year) :	N/R
Sulfur Oxides (Tons/Year) :	N/R
Particulate Matter (Tons/Year) :	40.85058
Fine Particulate Matter (Tons/Year) :	20.8909776

Year :	2010
Total Organic Gases (Tons/Year) :	.011489825646029549840739851374134932160 4
Reactive Organic Gases (Tons/Year) :	.01135
Carbon Monoxide (Tons/Year) :	N/R
Nitrogen Oxides (Tons/Year) :	N/R
Sulfur Oxides (Tons/Year) :	N/R
Particulate Matter (Tons/Year) :	22.8609
Fine Particulate Matter (Tons/Year) :	11.774934

ENVIROSTOR - CA

Facility Name :	AZUSA LAND RECLAMATION CO
Facility Address :	1201 WEST GLADSTONE BOULEVARD, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Cleanup Date :	1995-03-09
Cleanup Status :	Refer: RWQCB
Site Type :	Historical
Site Type Detailed :	* Historical
Acreage :	N/R
APN :	8615011004
National Priorities List :	NO
Regulatory Agencies Involved :	N/R
Lead Agency :	N/R
Project Manager :	N/R
Supervisor :	* Mmonroy
Office :	Cleanup Chatsworth
Envirostor ID :	19490002
Site Code :	N/R
Assembly :	48
Senate :	22
Congressional District :	31
Special Program :	N/R
Past Uses :	NONE SPECIFIED

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

ENVIROSTOR - CA ***(cont.)***

Potential COC :	* UNSPECIFIED ACID SOLUTION; * UNSPECIFIED ALKALINE SOLUTIONS; * HOUSEHOLD WASTES; * BAGHOUSE WASTE; * WASTE OIL & MIXED OIL; * OTHER PESTICIDE CONTAINERS, 30 GALLONS OR MORE; * UNSPECIFIED ORGANIC LIQUID MIXTURE
Confirmed COC :	N/R
Potential Media Affected :	N/R
Restricted Use :	NO
Site Management Req :	N/R
Funding :	N/R
Latitude :	34.114425
Longitude :	-117.931473
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-15
Alias :	APN - 8615011004 EPA (FRS #) - 110001150227 EPA Identification Number - CAD009007626 Envirostor ID Number - 19490002

Completed Activities

Completed Date :	1995-05-10
Area Name :	PROJECT WIDE
Sub Area Name :	N/R
Document Type :	Site Screening
Comments :	This ia a RWQCB SITE, NFA FOR DTSC.
Completed Date :	1986-11-17
Area Name :	PROJECT WIDE
Sub Area Name :	N/R
Document Type :	Site Screening
Comments :	EPA Federal Investigation Team (FIT) E&E completed PA/SI on the site and recommend further investigation. State recommendation is Preliminary Assessment -- record search is required to determine site status.
Completed Date :	1980-10-18

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

ENVIROSTOR - CA ***(cont.)***

Area Name :	PROJECT WIDE
Sub Area Name :	N/R
Document Type :	* Discovery
Comments :	N/R

EPA LUST

Facility Name :	CEMEX
Facility Address :	1201 GLADSTONE ST., AZUSA, California 91702
County :	N/R
Facility ID :	N/R
LUST ID :	CAT0603760148
Reported Date :	N/R
Status :	No Further Action
Substance :	N/R
Closed With Residual Contamination (Tribal Only):	N/R
NFA_Letter (Tribal Only) :	N/R
Tribe (Tribal Only) :	N/R
EPA Region :	9
Estimated Population within 1500ft :	2
Estimated Private Domestic Wells within 1500ft:	0
Within Source Water Protection Area (SPA):	No
SPA Public Water System and Facility ID:	N/R
SPA Water Type :	N/R
SPA Facility Type :	N/R
SPA HUC12 :	N/R
Within Groundwater Wellhead Protection Area (WHPA):	Yes
WHPA Public Water System and Facility ID:	CA1910007_8827
WHPA Water Type :	GW
WHPA Facility Type :	WL
WHPA HUC12 :	180701060402
Within Estimated 100-year Floodplain:	No
Latitude :	34.11439
Longitude :	-117.92868
Last Date in Agency List :	2024-05-23

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

EPA LUST ***(cont.)***

Facility Name :	TRANSIT MIXED CONCRETE COMPANY
Facility Address :	1201 GLADSTONE ST W, AZUSA, California 91702
County :	N/R
Facility ID :	N/R
LUST ID :	CAT0603703362
Reported Date :	N/R
Status :	No Further Action
Substance :	N/R
Closed With Residual Contamination (Tribal Only):	N/R
NFA_Letter (Tribal Only) :	N/R
Tribe (Tribal Only) :	N/R
EPA Region :	9
Estimated Population within 1500ft :	2
Estimated Private Domestic Wells within 1500ft:	0
Within Source Water Protection Area (SPA):	No
SPA Public Water System and Facility ID:	N/R
SPA Water Type :	N/R
SPA Facility Type :	N/R
SPA HUC12 :	N/R
Within Groundwater Wellhead Protection Area (WHPA):	Yes
WHPA Public Water System and Facility ID:	CA1910007_8827
WHPA Water Type :	GW
WHPA Facility Type :	WL
WHPA HUC12 :	180701060402
Within Estimated 100-year Floodplain:	No
Latitude :	34.11439
Longitude :	-117.92868
Last Date in Agency List :	2024-05-23

FRS

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702-5142
County :	LOS ANGELES

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

FRS ***(cont.)***

Site Details

Registry ID :	110001150227
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

AIR contains compliance and permit data for stationary sources of air pollution regulated by the EPA, State, and Local air pollution agencies. AFS contains compliance and permit data for stationary sources of air pollution regulated by the EPA, State, and Local air pollution agencies. The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

Source Description :

The Emission Inventory System (EIS) maintains an inventory of large stationary sources and voluntarily-reported smaller sources of air point pollution emitters. It contains information about facility sites and their physical location, emission units, emission processes, release points, control approaches, and regulations. Facility inventory data are kept separate from the emissions data and have stable identifiers to improve continuity from year to year and to help identify duplicate or missing facilities.
HWTS-DATAMART provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

Source Description :

(E-GGRT, accessible through an EPA web page, is used to submit annual reports in support of the EPA rule for mandatory reporting of greenhouse gases (GHG) by large GHG emissions sources. Implementation of 40 CFR part 98 is referred to as the greenhouse gas reporting program (GHGRP). This comprehensive, nationwide emissions data will provide a better understanding of the sources of GHGs and will guide development of the policies and programs to reduce emissions. The publically available data will allow reporters to track their own emissions, compare them to similar facilities, and aid in identifying cost effective opportunities to reduce emissions in the future.

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

FRS ***(cont.)***

Source Description :

The RBLC database contains case-specific information on the "Best Available" air pollution technologies that have been required to reduce the emission of air pollutants from stationary sources (e.g., power plants, steel mills, chemical plants, etc.). RACT, or Reasonably Available Control Technology, is required on existing sources in areas that are not meeting national ambient air quality standards. BACT, or Best Available Control Technology, is required on major new or modified sources in clean areas. LAER, or Lowest Achievable Emission Rate, is required on major new or modified sources in non-attainment areas.

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :
AIRS/AFS - 06037C0536
CA-ENVIROVIEW - 10331
E-GGRT - 1007682
EIS - 17589211
EIS - 3320511
HWTS-DATAMART - CAD009007626
ICIS - CASCA00006037C0536
RBLC - 25196
RCRAINFO - CAD009007626

Facility Name : CEMEX
Facility Address : 1201 GLADSTONE ST., AZUSA, CA 91702
County : LOS ANGELES

Site Details

Registry ID : 110065979711
FRS Facility URL : Click here for hyperlink provided by the agency.

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

FRS ***(cont.)***

Last Date in Agency List : 2024-08-21

Source Description

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest

Source and System ID : CA-ENVIROVIEW - 188867

Facility Name : MCLAUGHLIN ENGINEERING & MINING, INC
Facility Address : 1201 W. GLADSTONE ST., AZUSA, CA 91702
County : N/R

Site Details

Registry ID : 110070345646
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description : OSHA-OIS

FRS Environmental Interest

Source and System ID : OSHA-OIS - 342778347

Facility Name : SHAMROCK RANCH DISPOSAL SITE
Facility Address : 1201 W GLADSTONE ST, AZUSA, CA 91702

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

FRS ***(cont.)***

County : LOS ANGELES

Site Details
Registry ID : 110013981860
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2014-03-25

Source Description

Source Description :

The Emission Inventory System (EIS) maintains an inventory of large stationary sources and voluntarily-reported smaller sources of air point pollution emitters. It contains information about facility sites and their physical location, emission units, emission processes, release points, control approaches, and regulations. Facility inventory data are kept separate from the emissions data and have stable identifiers to improve continuity from year to year and to help identify duplicate or missing facilities.

Source Description :

The RBLC database contains case-specific information on the "Best Available" air pollution technologies that have been required to reduce the emission of air pollutants from stationary sources (e.g., power plants, steel mills, chemical plants, etc.). RACT, or Reasonably Available Control Technology, is required on existing sources in areas that are not meeting national ambient air quality standards. BACT, or Best Available Control Technology, is required on major new or modified sources in clean areas. LAER, or Lowest Achievable Emission Rate, is required on major new or modified sources in non-attainment areas.

FRS Environmental Interest
Source and System ID : EIS - 3320511
RBLC - 25196

Facility Name : TRANSIT MIXED CONCRETE COMPANY
Facility Address : 1201 GLADSTONE ST W, AZUSA, CA 91702
County : LOS ANGELES

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

FRS ***(cont.)***

Site Details

Registry ID :	110066686562
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest

Source and System ID :	CA-ENVIROVIEW - 237032

HAZNET - CA

Facility Name :	AZUSA LAND RECLAMATION CO
Facility Address :	1201 W GLADSTONE AVE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAX000244715
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	ALLEN STEELE, AZUSA, CA 917020000
Latitude :	34.11526500
Longitude :	-117.93053700
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HAZNET - CA ***(cont.)***

Facility Name :	CEMEX
Facility Address :	1201 WEST GLADSTONE, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAD030866016
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	P O BOX 4120, ONTARIO, CA 917611067
Latitude :	34.11438905
Longitude :	-117.92868005
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

State Waste :

2003: 134 - Aqueous solution with total organic residues less than 10 percent, 0.1218 tons to CAT000613893
2003: 352 - Other organic solids, 1.75 tons to CAT080033681
2003: 223 - Unspecified oil-containing waste, 19.599 tons to CAT080013352
2002: 223 - Unspecified oil-containing waste, 19.4739 tons to CAT080013352
2002: 134 - Aqueous solution with total organic residues less than 10 percent, 0.5082 tons to CAT000613893
2002: 222 - Oil/water separation sludge, 5.421 tons to CAT080013352
2002: 352 - Other organic solids, 1.75 tons to CAT080033681
2001: 352 - Other organic solids, 3.75 tons to CAT080033681
2001: 223 - Unspecified oil-containing waste, 27.522 tons to CAT080013352

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HAZNET - CA ***(cont.)***

2001: 223 - Unspecified oil-containing waste, 4.17 tons to CAT080013352
2000: 223 - Unspecified oil-containing waste, 4.17 tons to
2000: 352 - Other organic solids, 7 tons to CAT080033681
2000: 223 - Unspecified oil-containing waste, 46.2869 tons to CAT080013352
2000: 221 - Waste oil and mixed oil, 8.36 tons to CAT080013352
1999: 352 - Other organic solids, 0.95 tons to CAT080033681
1999: 223 - Unspecified oil-containing waste, 26.6254 tons to CAT080013352
1999: 221 - Waste oil and mixed oil, 0.304 tons to CAD000088252
1999: 223 - Unspecified oil-containing waste, 0.045 tons to CAT080033681
1999: 513 - Empty containers less than 30 gallons, 0.045 tons to CAD000088252
1999: 223 - Unspecified oil-containing waste, 2.35 tons to CAD000088252
1999: 221 - Waste oil and mixed oil, 47.12 tons to CAT080013352
1999: 181 - Other inorganic solid waste, 0.2 tons to CAT080033681
1998: 611 - Contaminated soil from site clean-up, 0.575 tons to CAD000088252
1998: 321 - Sewage sludge, 5.421 tons to CAT080013352
1998: 261 - Polychlorinated biphenyls and material containing PCBs, 2.1378 tons to AZD982405866
1998: 221 - Waste oil and mixed oil, 20.14 tons to CAT080013352
1998: 221 - Waste oil and mixed oil, 4.18 tons to CAT080013352
1998: 352 - Other organic solids, 1.725 tons to CAD000088252
1998: 223 - Unspecified oil-containing waste, 4.6895 tons to CAD000088252
1998: 491 - Unspecified sludge waste, 3 tons to CAD000088252

Facility Name : MARMOLEJO CONTRACTORS
Facility Address : 1201 W GLADSTONE AVE, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAC001244800
Active : Inactive
Category : STATE
Facility Types : N/R
Type : TEMPORARY

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HAZNET - CA ***(cont.)***

Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	PO BOX 992, AZUSA, CA 917020000
Latitude :	34.11438905
Longitude :	-117.92868005
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	1997: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.), 0.25 tons to CAD000088252 1995: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.), 0.25 tons to CAD000088252

HIST CHMIRS - CA

Facility Address :	1201 gladstone, azusa
County :	LOS ANGELES
Notified Date :	1994-10-25 17:25:24
Control Number :	4872
Substance 1 :	diesel #2 hydraulic oil
Quantity 1 :	unknown unknown
Measure 1 :	N/R
Type 1 :	PETROLEUM
Pipeline 1 :	N/R
Vessel 1 (300 Tons) :	N/R
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	N/R
Vessel 2 (300 Tons) :	N/R
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	N/R
Vessel 3 (300 Tons) :	N/R
Description :	excavating shovel loader caught on fire and burned at a excavating site.
Contained :	NO

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HIST CHMIRS - CA ***(cont.)***

Water? :	YES
Water Way :	N/R
Incident Date :	1994-10-25
Time :	N/R
Spill Site :	OTHER
Site :	N/R
Cause :	N/R
Other Causes :	N/R
Injuries (Y/N) :	NO
Injuries Number :	N/R
Fatal (Y/N) :	NO
Fatal Number :	N/R
Evacs (Y/N) :	NO
Evacs Number :	N/R
Cleanup :	transit mix concrete co
Admin Agency :	N/R
Facility Address :	1201 west gladstone, azusa, 91702
County :	LOS ANGELES
Notified Date :	1994-06-29 17:31:31
Control Number :	2910
Substance 1 :	oil
Quantity 1 :	150 gallons
Measure 1 :	N/R
Type 1 :	OTHER
Pipeline 1 :	N/R
Vessel 1 (300 Tons) :	N/R
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	N/R
Vessel 2 (300 Tons) :	N/R
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	N/R
Vessel 3 (300 Tons) :	N/R
Description :	hydraulic shovel blew line and pumped out oil before being shutdown.
Contained :	NO

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HIST CHMIRS - CA ***(cont.)***

Water? :	YES
Water Way :	N/R
Incident Date :	1030 6/29/94
Time :	N/R
Spill Site :	OTHER
Site :	N/R
Cause :	N/R
Other Causes :	N/R
Injuries (Y/N) :	NO
Injuries Number :	N/R
Fatal (Y/N) :	NO
Fatal Number :	N/R
Evacs (Y/N) :	NO
Evacs Number :	N/R
Cleanup :	transit mix concrete company
Admin Agency :	N/R
Facility Address :	1201 WEST GLAD STONE ST, AZUSA, 91702
County :	LOS ANGELES
Notified Date :	1994-03-18 09:00:10
Control Number :	1317
Substance 1 :	HYDROLIC FLUID
Quantity 1 :	75-100 GAL
Measure 1 :	N/R
Type 1 :	PETROLEUM
Pipeline 1 :	N/R
Vessel 1 (300 Tons) :	N/R
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	N/R
Vessel 2 (300 Tons) :	N/R
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	N/R
Vessel 3 (300 Tons) :	N/R
Description :	HYDRPLIC HOSE CUPPLER BROKE
Contained :	NO

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HIST CHMIRS - CA ***(cont.)***

Water? :	YES
Water Way :	N/R
Incident Date :	1994-03-18
Time :	N/R
Spill Site :	N/R
Site :	N/R
Cause :	N/R
Other Causes :	N/R
Injuries (Y/N) :	NO
Injuries Number :	N/R
Fatal (Y/N) :	NO
Fatal Number :	N/R
Evacs (Y/N) :	NO
Evacs Number :	N/R
Cleanup :	TRANSIT MIX CONCRETE CO.
Admin Agency :	N/R
Facility Address :	1201 West Gladstone, Azusa, 91702
County :	Los Angeles County
Notified Date :	1999-12-07 08:54:52
Control Number :	99-5187
Substance 1 :	Hydralic Fuel
Quantity 1 :	50
Measure 1 :	N/R
Type 1 :	N/R
Pipeline 1 :	N/R
Vessel 1 (300 Tons) :	N/R
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	N/R
Vessel 2 (300 Tons) :	N/R
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	N/R
Vessel 3 (300 Tons) :	N/R
Description :	O ring was faulty on a hose
Contained :	Yes

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
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Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HIST CHMIRS - CA ***(cont.)***

Water? :	No
Water Way :	N/R
Incident Date :	1999-12-07
Time :	N/R
Spill Site :	Merchant/Business
Site :	N/R
Cause :	N/R
Other Causes :	N/R
Injuries (Y/N) :	N/R
Injuries Number :	0
Fatal (Y/N) :	N/R
Fatal Number :	0
Evacs (Y/N) :	N/R
Evacs Number :	0
Cleanup :	Reporting Party
Admin Agency :	L. A. County Fire Prevention
Facility Address :	1201 W. Gladstone, Azusa, 91702
County :	Los Angeles County
Notified Date :	2005-12-13 10:43:42
Control Number :	05-7177
Substance 1 :	Hydraulic Oil
Quantity 1 :	200
Measure 1 :	N/R
Type 1 :	N/R
Pipeline 1 :	N/R
Vessel 1 (300 Tons) :	N/R
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	N/R
Vessel 2 (300 Tons) :	N/R
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	N/R
Vessel 3 (300 Tons) :	N/R
Description :	Release due to cap on hydraulic line that broke.
Contained :	Yes

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HIST CHMIRS - CA ***(cont.)***

Water? :	N/R
Water Way :	N/R
Incident Date :	2005-12-13
Time :	N/R
Spill Site :	Other
Site :	N/R
Cause :	N/R
Other Causes :	N/R
Injuries (Y/N) :	N/R
Injuries Number :	0
Fatal (Y/N) :	N/R
Fatal Number :	0
Evacs (Y/N) :	N/R
Evacs Number :	0
Cleanup :	Reporting Party
Admin Agency :	L. A. County Fire Prevention

HIST CORTESE - CA

Facility Name :	AZUSA LAND RECLAMATION CO
Facility Address :	1201 WEST GLADSTONE BOULEVARD, AZUSA, 91702
County :	LOS ANGELES
Status Date :	1995-03-09
Status :	REFER: RWQCB
Envirostor ID :	19490002
Program Type :	HISTORICAL
Site Code :	N/R
CalEnviroScreen Score :	95-100%
Latitude :	34.114425
Longitude :	-117.931473
Last Date in Agency List :	2024-07-23

HIST LDS - CA

Facility Name :	AZUSA LAND RECLAMATION LANDFILL
Facility Address :	1201 GLADSTONE, AZUSA, CA 91702
County :	LOS ANGELES
Facility ID :	N/R
Facility Type :	LAND DISPOSAL SITE

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HIST LDS - CA ***(cont.)***

Status :	OPEN - VERIFICATION MONITORING
Global ID :	L10005042654
Site Code :	N/R
Last Date in Agency List :	2014-07-10

HIST UST - CA

Facility Name :	AZUSA QUARRY
Facility Address :	1201 WEST GLADSTONE STREET, AZUSA, 91702
County :	Los Angeles
PDF Link :	Click here for hyperlink provided by the agency.
Facility Name :	TRANSIT MIXED CONCRETE CO -AZU
Facility Address :	1201 W GLADSTONE AV, AZUSA, 91702
County :	Los Angeles
PDF Link :	Click here for hyperlink provided by the agency.

HMS_LOS ANGELES COUNTY - CA

Facility Name :	AZUSA LAND RECLAMATION CO
Facility Address :	1201 W GLADSTONE ST, AZUSA, 91702

Site Details

Site Number :	009430
File Number :	014118
Status :	REM
Area :	6A
Last Date in Agency List :	2024-08-20

Permit Details

Permit Number :	N/R
Permit Status :	N/R
Permit Category :	N/R
Type :	N/R

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Facility Name : CEMEX
Facility Address : 1201 W GLADSTONE ST, AZUSA, 91702

Site Details
Site Number : 009430
File Number : 041289
Status : REM
Area : 6A
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000479953
Permit Status : REM
Permit Category : Underground Storage Tank
Type : 0

Facility Name : TRANSIT MIXED CONCRETE CO
Facility Address : 1201 W GLADSTONE ST, AZUSA, 91702

Site Details
Site Number : 009430
File Number : 009237
Status : CLOS
Area : 6A
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 00000249T
Permit Status : CLOS
Permit Category : Underground Storage Tank
Type : 0

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HWG - CA

Facility Name :	AZUSA LAND RECLAMATION CO
Facility Address :	1201 W GLADSTONE AVE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAX000244715
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	ALLEN STEELE, AZUSA, CA 917020000
Owner Name :	N/R
Owner Address :	N/A
Operator Name :	INACTIVATED UNDELIVERABLE MAIL
Operator Address :	SURVEY NOV 1994, N/A
Latitude :	34.114337
Longitude :	-117.922062

Facility Name :	CEMEX
Facility Address :	1201 WEST GLADSTONE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAD030866016
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	P O BOX 4120, ONTARIO, CA 917611067
Owner Name :	SOUTHDOWN INC
Owner Address :	PO BOX 575, AZUSA, CA 917020575
Operator Name :	BRIAN R MASTIN - ENV AFF MGR
Operator Address :	PO BOX 575, AZUSA, CA 917020575
Latitude :	34.114337
Longitude :	-117.922062

Facility Name :	MARMOLEJO CONTRACTORS
Facility Address :	1201 W GLADSTONE AVE, AZUSA, CA 91702
County :	LOS ANGELES

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

HWG - CA ***(cont.)***

EPA ID :	CAC001244800
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	PO BOX 992, AZUSA, CA 917020000
Owner Name :	ED MARMOLEJO
Owner Address :	PO BOX 992, AZUSA, CA 917020000
Operator Name :	TERRY HOLIDAY
Operator Address :	PO BOX 992, AZUSA, CA 917020000
Latitude :	34.114337
Longitude :	-117.922062

ICIS

Facility Name :	CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
Facility Address :	1201 GLADSTONE, AZUSA, CA 91702

Site Details

NPDES ID :	CAZ188820
ICIS Facility Interest ID :	3600723289
Facility UIN :	110055898328
Facility Type Code :	Privately Owned Facility
Impaired Waters :	N/R
Latitude :	34.11435
Longitude :	-117.92866
Last Date in Agency List :	2024-08-20

INACTIVE PCS

Issue Date :	2015-07-01
Original Issue Date :	2015-07-01
Effective Date :	2015-07-01
Expiration Date :	2020-06-30
Retirement Date :	N/R
Termination Date :	2018-04-06
Issuing Agency :	CA Waterboards
Agency Type :	State
Activity ID :	3601102641
External Permit Number :	CAZ188820
Facility Type Indicator :	NON-POTW

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

INACTIVE PCS ***(cont.)***

Permit Type :	General Permit Covered Facility-NPDES)
Major Minor Status :	N
Permit Status :	Terminated
Total Design Flow Number :	N/R
Actual Average Flow Number :	N/R
State Water Body :	N/R
State Water Body Name :	N/R
Permit Name :	Cemex Construction Materials Pacific LLC
Permit Comp Status :	Y
RNC Tracking :	Y
Master External Permit Number :	CAS000001
TMDL Interface :	N/R
EDMR Authorization :	N
Pretreatment Indicator :	N/R
Last Date in Agency List :	2024-08-27

LUST REG 4 - CA

Facility Name :	CEMEX
Facility Address :	1201 GLADSTONE ST., AZUSA, CA 91702
County :	Los Angeles

Site Details

Status Date :	2018-01-31
Status :	Completed - Case Closed
Begin Date :	2007-04-27
Global ID :	T0603760148
Region :	REGION 4
Site History :	N/R
RB Case Number :	I-09237A
Potential Media Affected :	Soil
Potential Contaminants of Concern :	Other Solvent or Non-Petroleum Hydrocarbon, Benzene, Xylene
Local Agency :	LOS ANGELES COUNTY
Local Case Number :	09430-41289
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	Regional Board
CUF Case :	NO
Caseworker :	NC
Case Type :	LUST Cleanup Site
How Discovered :	Tank Closure
How Discovered Description :	N/R
Stop Method :	Close and Remove Tank

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.117414
Longitude :	-117.924267
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-09

Contacts Summary

Global ID :	T0603760148
Contact Name :	NIKOLAUS REPPUHN
Contact Type :	Local Agency Caseworker
Organization Name :	LOS ANGELES COUNTY
Address :	900 SOUTH FREEMONT AVE.
City :	ALHAMBRA
Phone Number :	N/R
Email :	nreppuhn@dpw.lacounty.gov

Global ID :	T0603760148
Contact Name :	NOMAN CHOWDHURY
Contact Type :	Regional Board Caseworker - Primary Caseworker
Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 WEST 4TH STREET, SUITE 200
City :	LOS ANGELES
Phone Number :	2135766704
Email :	noman.chowdhury@waterboards.ca.gov

Regulatory Activities

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Date :	2018-01-31
Global ID :	T0603760148
Action Type :	ENFORCEMENT
Action :	Closure/No Further Action Letter

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Date : 2015-06-30
Global ID : T0603760148
Action Type : ENFORCEMENT
Action : State Water Board - Closure Order

Date : 2015-03-04
Global ID : T0603760148
Action Type : ENFORCEMENT
Action : Notification - Public Participation Document

Date : 2008-10-30
Global ID : T0603760148
Action Type : RESPONSE
Action : Other Report / Document

Date : 2008-09-16
Global ID : T0603760148
Action Type : ENFORCEMENT
Action : Notice to Comply

Status History

Status Date : 2018-01-31
Global ID : T0603760148
Status : Completed - Case Closed

Status Date : 2012-12-11
Global ID : T0603760148
Status : Open - Eligible for Closure

Status Date : 2008-04-17
Global ID : T0603760148
Status : Open - Site Assessment

Status Date : 2007-04-27
Global ID : T0603760148

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Status :	Open - Case Begin Date
Facility Name :	TRANSIT MIXED CONCRETE COMPANY
Facility Address :	1201 GLADSTONE ST W, AZUSA, CA 91702
County :	Los Angeles

Site Details

Status Date :	2003-10-29
Status :	Completed - Case Closed
Begin Date :	1990-07-23
Global ID :	T0603703362
Region :	REGION 4
Site History :	N/R
RB Case Number :	I-09237
Potential Media Affected :	Soil
Potential Contaminants of Concern :	Diesel
Local Agency :	LOS ANGELES COUNTY
Local Case Number :	N/R
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	N/R
CUF Case :	NO
Caseworker :	JFL
Case Type :	LUST Cleanup Site
How Discovered :	Tank Closure
How Discovered Description :	N/R
Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.115256
Longitude :	-117.930545
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-09

Contacts Summary

Global ID :	T0603703362
Contact Name :	JOE F. LUERA
Contact Type :	Regional Board Caseworker - Primary Caseworker

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 W. 4TH STREET, SUITE 200
City :	LOS ANGELES
Phone Number :	N/R
Email :	joe.luera@waterboards.ca.gov

Global ID :	T0603703362
Contact Name :	JOHN AWUJO
Contact Type :	Local Agency Caseworker
Organization Name :	LOS ANGELES COUNTY
Address :	900 S FREMONT AVE
City :	ALHAMBRA
Phone Number :	6264583507
Email :	jawujo@dpw.lacounty.gov

Regulatory Activities

Date :	2003-10-29
Global ID :	T0603703362
Action Type :	ENFORCEMENT
Action :	Closure/No Further Action Letter

Date :	2003-10-20
Global ID :	T0603703362
Action Type :	RESPONSE
Action :	Other Report / Document

Date :	2003-09-29
Global ID :	T0603703362
Action Type :	ENFORCEMENT
Action :	Notification - Preclosure

Date :	2003-06-11
Global ID :	T0603703362
Action Type :	ENFORCEMENT
Action :	Site Visit / Inspection / Sampling

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

LUST REG 4 - CA ***(cont.)***

Date :	2003-01-15
Global ID :	T0603703362
Action Type :	RESPONSE
Action :	Remedial Progress Report

Status History

Status Date :	2003-10-29
Global ID :	T0603703362
Status :	Completed - Case Closed
Status Date :	1998-09-24
Global ID :	T0603703362
Status :	Open - Remediation
Status Date :	1998-08-25
Global ID :	T0603703362
Status :	Open - Remediation
Status Date :	1998-07-10
Global ID :	T0603703362
Status :	Open - Site Assessment
Status Date :	1997-04-05
Global ID :	T0603703362
Status :	Open - Site Assessment

NPDES - CA

Facility Name :	Cemex Construction Materials Pacific LLC
Facility Address :	1201 Gladstone, Azusa, 91702
County :	Los Angeles
Effective Date :	1992-02-27
Adoption Date :	N/R
Expiration Date :	N/R
Termination Date :	2018-04-06

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

NPDES - CA ***(cont.)***

Order Number :	97-03-DWQ
NPDES Number :	CAS000001
WDID :	4 19I001527
RM Status :	Terminated
Reg Meas ID :	188820
Reg Meas Type :	Enrollee
Program :	Industrial
Facility Place ID :	N/R
Region Code :	4
Discharger ID :	0
Discharger :	Cemex Construction Materials Pacific LLC
Discharger Address :	4120 E Jurupa St, Ontario, California 91761
Last Date in Agency List :	2021-03-23

PCS FACILITY

Issue Date :	2015-07-01
Original Issue Date :	2015-07-01
Effective Date :	2015-07-01
Expiration Date :	2020-06-30
Retirement Date :	N/R
Termination Date :	N/R
Issuing Agency :	CA Waterboards
Agency Type :	State
Activity ID :	3601102641
External Permit Number :	CAZ188820
Facility Type Indicator :	NON-POTW
Permit Type :	General Permit Covered Facility-NPDES)
Major Minor Status :	N
Permit Status :	Effective
Total Design Flow Number :	N/R
Actual Average Flow Number :	N/R
State Water Body :	N/R
State Water Body Name :	N/R
Permit Name :	Cemex Construction Materials Pacific LLC
Permit Comp Status :	Y
RNC Tracking :	Y
Master External Permit Number :	CAS000001
TMDL Interface :	N/R
EDMR Authorization :	N
Pretreatment Indicator :	N/R
Last Date in Agency List :	2018-05-22

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

PRP-CORP

Facility Name :	SOUTHDOWN, INC.
Facility Address :	1201 W. GLADSTONE, AZUSA, CA 91702
Actual Date :	1990-06-07
Date Type :	GENERAL NOTICE
EPA ID :	CAD980818579
Site Name :	SAN GABRIEL VALLEY (AREA 3)
NPL Status Description :	Currently on the Final NPL
Non NPL Status Short Name :	N/R
Action Name :	Not Ltrs
Action Type Seq :	NJ-6
Region Code :	09
Last Date in Agency List :	2024-07-05
Actual Date :	1990-06-07
Date Type :	GENERAL NOTICE
EPA ID :	CAD980677355
Site Name :	SAN GABRIEL VALLEY (AREA 1)
NPL Status Description :	Currently on the Final NPL
Non NPL Status Short Name :	N/R
Action Name :	Not Ltrs
Action Type Seq :	NJ-12
Region Code :	09
Last Date in Agency List :	2024-07-05
Actual Date :	1990-06-07
Date Type :	GENERAL NOTICE
EPA ID :	CAD980818512
Site Name :	SAN GABRIEL VALLEY (AREA 2)
NPL Status Description :	Currently on the Final NPL
Non NPL Status Short Name :	N/R
Action Name :	Not Ltrs
Action Type Seq :	NJ-7
Region Code :	09
Last Date in Agency List :	2024-07-05
Actual Date :	1990-06-07
Date Type :	GENERAL NOTICE
EPA ID :	CAD980817985
Site Name :	SAN GABRIEL VALLEY (AREA 4)

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

PRP-CORP ***(cont.)***

NPL Status Description :	Currently on the Final NPL
Non NPL Status Short Name :	N/R
Action Name :	Not Ltrs
Action Type Seq :	NJ-12
Region Code :	09
Last Date in Agency List :	2024-07-05

RCRA_NONGEN

Facility Name :	CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702-5142
County :	LOS ANGELES
Date Form Received by Agency :	2002-08-14
EPA ID :	CAL000257618
Mailing Address :	3990 CONCOURS STE 200, ONTARIO, CA 91764-0000
Contact :	PATRICIA CONTRERAS
Contact Address :	3990 CONCOURS, SUITE 200, ONTARIO, CA 91764
Contact Country :	N/R
Contact Telephone :	909-974-5429
Contact Email :	PATRICIA.CONTRERAS@CEMEX.COM
EPA Region :	09
Land Type :	Not Reported
Source Type :	Implementer
Classification :	Not a generator, verified
Description :	Not a generator, verified
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	CEMEX CONSTRUCTION MAT PACIFIC LLC
Owner/Operator Address :	3990 CONCOURS STE 200, ONTARIO, CA 91764-0000
Owner/Operator Country :	N/R
Owner/Operator Telephone :	909-974-5429
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

RCRA_NONGEN ***(cont.)***

Owner/Operator Name :	PATRICIA CONTRERAS
Owner/Operator Address :	3990 CONCOURS, SUITE 200, ONTARIO, CA 91764
Owner/Operator Country :	N/R
Owner/Operator Telephone :	909-974-5429
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Other land type
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N

RFR - CA

Facility Name :	Azusa Land Reclamation Landfill
Facility Address :	1201 West Gladstone Street, Azusa, CA 91702
County :	Los Angeles

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

RFR - CA ***(cont.)***

Effective Date :	2019-03-20
Adoption Date :	N/R
Termination Date :	N/R
Expiration/Review Date :	N/R
NPDES Number :	N/R
Order Number :	2019-0006-DWQ
WDID :	4B190305001
SIC/NAICS :	4953
Program :	LFOPER, LNDISP, SLIC
Regulatory Measure Status :	Active
Regulatory Measure Type :	Co-Permitee
Place/Project Type :	Land fill
Region :	SB
Design Flow :	N/R
Major/Minor :	N/R
Complexity :	N/R
TTWQ :	N/R
Number of Enforcement Actions within Five Years:	N/R
Number of Violations within Five Years:	N/R
Agency :	Azusa Land Reclamation Co.
Agency Address :	1211 West Gladstone Street, Azusa, CA 91702
Latitude :	34.114347
Longitude :	-117.928659
Last Date in Agency List :	2024-08-07

Effective Date :	2019-01-04
Adoption Date :	2017-04-06
Termination Date :	N/R
Expiration/Review Date :	2022-04-06
NPDES Number :	N/R
Order Number :	R4-2017-0096
WDID :	4B199901006
SIC/NAICS :	4953
Program :	LFOPER, LNDISP
Regulatory Measure Status :	Active
Regulatory Measure Type :	Enrollee - Waiver
Place/Project Type :	Land fill
Region :	4
Design Flow :	N/R
Major/Minor :	N/R
Complexity :	N/R
TTWQ :	N/R

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

RFR - CA ***(cont.)***

Number of Enforcement Actions within Five Years:	N/R
Number of Violations within Five Years:	N/R
Agency :	Azusa Land Reclamation Co.
Agency Address :	1211 West Gladstone Street, Azusa, CA 91702
Latitude :	34.114347
Longitude :	-117.928659
Last Date in Agency List :	2020-01-27
Effective Date :	2019-03-20
Adoption Date :	N/R
Termination Date :	N/R
Expiration/Review Date :	N/R
NPDES Number :	N/R
Order Number :	2019-0006-DWQ
WDID :	N/R
SIC/NAICS :	4953
Program :	LFOPER, LNDISP, WDRNONMUNIPRCS
Regulatory Measure Status :	Active
Regulatory Measure Type :	Co-Permitee
Place/Project Type :	Land fill
Region :	SB
Design Flow :	N/R
Major/Minor :	N/R
Complexity :	N/R
TTWQ :	N/R
Number of Enforcement Actions within Five Years:	N/R
Number of Violations within Five Years:	N/R
Agency :	Azusa Land Reclamation Co.
Agency Address :	1211 West Gladstone Street, Azusa, CA 91702
Latitude :	34.114347
Longitude :	-117.928659
Last Date in Agency List :	2020-10-08
Facility Name :	Cemex Construction Materials (Azusa Plant)
Facility Address :	1201 Gladstone Street, Azusa, CA 91702
County :	Los Angeles
Effective Date :	2000-06-29
Adoption Date :	2000-06-29

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

RFR - CA ***(cont.)***

Termination Date :	N/R
Expiration/Review Date :	2010-06-29
NPDES Number :	N/R
Order Number :	00-098
WDID :	4B192577001
SIC/NAICS :	1442
Program :	LNDISPOTH, WDRNONMUNIPRCS
Regulatory Measure Status :	Active
Regulatory Measure Type :	WDR
Place/Project Type :	Sand and Gravel Mining
Region :	4
Design Flow :	1.9
Major/Minor :	N/R
Complexity :	A
TTWQ :	2
Number of Enforcement Actions within Five Years:	N/R
Number of Violations within Five Years:	N/R
Agency :	Cemex Construction Materials Pacific LLC
Agency Address :	3990 East Concours Street 200, Ontario, CA 91764-7971
Latitude :	34.114347
Longitude :	-117.928659
Last Date in Agency List :	2019-02-11

STORMWATER

Facility Name :	CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
Facility Address :	1201 GLADSTONE, AZUSA, CA 91702
NPDES ID :	CAZ188820
Permittee Name :	Cemex Construction Materials Pacific LLC
Permit Status :	Terminated
Permit Issuing Name :	State
Issued Date :	2015-07-01
Effective Date :	2015-07-01
Termination Date :	2018-04-06
Expiration Date :	2020-06-30
EPA Region :	09
SIC Code :	N/R
NAICS Code :	N/R
EJ Indexes Above 80th Percentile :	Y
Significant Noncompliance Status :	N/R
Quarters with Noncompliance :	0

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

STORMWATER ***(cont.)***

Industrial Stormwater Formal Enforcement Actions:	N/R
Facility Map Flag :	N/R
DRF URL :	Click here for hyperlink provided by the agency.
Latitude :	34.11432
Longitude :	-117.92861
Last Date in Agency List :	2024-02-21

UST - CA

Facility Name :	TRANSIT MIXED CONCRETE CO
Facility Address :	1201 W GLADSTONE ST, AZUSA, 91702
County :	Los Angeles
Facility ID :	9237
CERS ID :	N/R
Permitting Agency :	LOS ANGELES COUNTY
Latitude :	34.11436
Longitude :	-117.92882
Last Date in Agency List :	2017-01-13

Tank Details

Tank ID Number :	N/R
Tank Installation Date :	N/R
Tank Closure Date :	N/R
Tank Status :	N/R
Facility Type :	N/R
Owner Type :	N/R
Tank Owner Name :	N/R
Tank Owner Mailing Address :	N/R
Tank Operator Name :	N/R
Tank Operator Mailing Address :	N/R
Number of In-use UST :	N/R
Number of Closed UST :	N/R
Number of OOS UST :	N/R
Tank Number of Compartments :	N/R
Tank Contents :	N/R
Tank Capacity Gallons :	N/R
Tank Type :	N/R
Tank PC Construction :	N/R
Tank PW Piping Construction :	N/R

Map Id: 57
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EMI - CA, ENVIROSTOR - CA, EPA LUST, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST CORTESE - CA, HIST LDS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, INACTIVE PCS, LUST REG 4 - CA, NPDES - CA, PCS FACILITY, PRP-CORP, RCRA_NONGEN, RFR - CA, STORMWATER, UST - CA, WDR - CA, WIP - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

UST - CA ***(cont.)***

Tank Piping Type :	N/R
Tank Piping Construction :	N/R
Tank Sacrificial Anode :	N/R
Tank CP Impressed Current :	N/R
Tank CP Shutoff :	N/R
Tank Alarms :	N/R
Tank Ball Float :	N/R
Tank Spill Bucket :	N/R
Tank Configuration :	N/R

WDR - CA

Facility Name :	CEMEX CONSTRUCTION MATERIALS (AZUSA PLANT)
Facility Address :	1201 GLADSTONE STREET, AZUSA, 91702
County :	LOS ANGELES
Global ID :	WDR100001469
Facility Type :	* WDR SITE
Status :	HISTORICAL - WDR
URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-09-19

WIP - CA

Facility Name :	TRANSIT MIXED CONCRETE CO.
Facility Address :	1201 W Gladstone St, AZUSA, 91702
File Number :	108.0833
Status :	Historical
Staff :	ACARLOS

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA]

Envirosite ID: 351345
EPA ID: CAD009007626

ARCHIVED RCRA TSDF

Facility Name :	AZUSA LAND RECLAMATION CO INC
Facility Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
County :	LOS ANGELES
Date Form Received by Agency :	2018-06-18
EPA ID :	CAD009007626
Mailing Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Contact :	JOE WALSTROM
Contact Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Contact Country :	US
Contact Telephone :	626-224-9123
Contact Email :	JWALSTR1@WM.COM
EPA Region :	09
Land Type :	Private
Source Type :	Notification
Classification :	Small Quantity Generator
Description :	Handlers that generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.
Last Date in Agency List :	2019-09-27

Owner/Operator Summary

Owner/Operator Name :	AZUSA LAND RECLAMATION, INC.
Owner/Operator Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Owner/Operator Country :	US
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R
Owner/Operator Name :	USA WASTE OF CALIFORNIA, INC.
Owner/Operator Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Owner/Operator Country :	US
Owner/Operator Telephone :	N/R

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

ARCHIVED RCRA TSDF ***(cont.)***

Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

CALEPA SITES - CA

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1211 W GLADSTONE ST, AZUSA, 91702
Site ID :	387386
EI ID :	110055865327
EI Description :	US EPA Air Emission Inventory System (EIS)
Latitude :	34.114320
Longitude :	-117.928850
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23

Site ID :	387386
EI ID :	10285414
EI Description :	Hazardous Waste Generator
Latitude :	34.114320
Longitude :	-117.928850
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23

Site ID :	387386
EI ID :	10285414
EI Description :	Chemical Storage Facilities
Latitude :	34.114320
Longitude :	-117.928850
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23

Site ID :	387386
EI ID :	10285414
EI Description :	Aboveground Petroleum Storage
Latitude :	34.114320
Longitude :	-117.928850

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

CALEPA SITES - CA ***(cont.)***

Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Facility Name : AZUSA LAND RECLAMATION CO.,
Facility Address : 1211 W. GLADSTONE STREET, AZUSA, 91702

Site ID : 857493
EI ID : SL603798874
EI Description : Cleanup Program Site
Latitude : 34.115307
Longitude : -117.924744
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Facility Name : AZUSA LAND RECLAMATION CO INC
Facility Address : 1211 W GLADSTONE ST, AZUSA, 917025142

Site ID : 606157
EI ID : CAD009007626
EI Description : Hazardous Waste
Latitude : 34.114349
Longitude : -117.928590
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

Facility Name : AZUSA LAND RECLAMATION CO. LANDFILL
Facility Address : 1211 WEST GLADSTONE STREET, AZUSA

Site ID : 506884
EI ID : 19-AA-0013
EI Description : Solid Waste and Recycle Sites
Latitude : 34.117000
Longitude : -117.925000
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2022-04-07

CHMIRS - CA

Facility Address : 1211 West Gladstone Street, Azusa, 91072

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

CHMIRS - CA ***(cont.)***

County :	Los Angeles County
Notified Date :	2018-05-15 12:02:00
Spill Representative :	USA Waste of California
Control Number :	18-3141
Substance 1 :	Asbestos
Quantity 1 :	1
Measure 1 :	Ton(s)
Type 1 :	OTHER
Pipeline 1 :	No
Vessel 1 (300 Tons) :	No
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	No
Vessel 2 (300 Tons) :	No
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	No
Vessel 3 (300 Tons) :	No

Description :

Historical Report Arrow Services notified USA Waste of California, operator of the Azusa Land Reclamation, of an improper landfill delivery made in April of 2018. Arrow Services disposed of approximately 1-ton of mixed products, which included an unknown amount of asbestos, to the Inert Section of the landfill. Due to the asbestos, the material should have been disposed of at the Asbestos Section of the landfill. The USA Waste of California is seeking legal counsel to assist with a course of action. Further developments are pending. ***Historical Report***

Contained :	Yes
Water? :	No
Water Way :	None
Drinking Water Impacted :	No
Known Impact :	Unknown
Incident Date :	2018-04-23
Time :	07:00:00
Spill Site :	Other
Site :	None
Cause :	Human Error
Other Causes :	N/R
Injuries (Y/N) :	No

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

CHMIRS - CA ***(cont.)***

Injuries Number :	N/R
Fatal (Y/N) :	No
Fatal Number :	N/R
Evacs (Y/N) :	No
Evacs Number :	N/R
Cleanup :	Reporting Party
Admin Agency :	LACoFD Health Haz-Mat
Last Date in Agency List :	2019-03-15
Facility Address :	1211 West Gladstone Street, Azusa, 91702
County :	Los Angeles County
Notified Date :	2019-06-03 08:12:00
Spill Representative :	Waste Management
Control Number :	19-3541
Substance 1 :	CA Hazardous Lead Soil
Quantity 1 :	105.04
Measure 1 :	Ton(s)
Type 1 :	OTHER
Pipeline 1 :	No
Vessel 1 (300 Tons) :	No
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	No
Vessel 2 (300 Tons) :	No
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	No
Vessel 3 (300 Tons) :	No

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

CHMIRS - CA ***(cont.)***

Description :

RP states: On 05/31/19 Azusa Land Reclamation was notified by a Senior Project Scheduler with Innovative Construction Solutions, working on the X Side Lead Contamination Clean Up Project in Vernon, CA, that 6 loads (approximately 105.04 tons) of cow haz lead soil was sent to and received at Azusa Land Reclamation between 05/28/19-05/31/19. The areas in which these loads of soil were placed have been secured to prevent any disturbances. At this time, Azusa Land Reclamation believes that there is no immediate threat to public and employee health and safety. Azusa Land Reclamation will submit a detailed letter of events by 06/07/19. The site has contacted agencies including the Water Board, CHP, LA County Fire Department, DTSC, and Local Enforcement Agency (Environmental Health).

Contained :	Stopped,Contained
Water? :	No
Water Way :	N/R
Drinking Water Impacted :	N/R
Known Impact :	None
Incident Date :	2019-05-28
Time :	06:48:00
Spill Site :	Other
Site :	N/R
Cause :	Other
Other Causes :	Error with scheduling
Injuries (Y/N) :	No
Injuries Number :	N/R
Fatal (Y/N) :	No
Fatal Number :	N/R
Evacs (Y/N) :	No
Evacs Number :	N/R
Cleanup :	Unknown
Admin Agency :	LACoFD Health Haz-Mat
Last Date in Agency List :	2020-01-30
Facility Address :	1211 W. Gladstone St., Azusa, 91702
County :	Los Angeles County
Notified Date :	2012-07-25 13:49:00
Spill Representative :	Waste Management
Control Number :	12-4336
Substance 1 :	Hydraulic Fluid
Quantity 1 :	2
Measure 1 :	Gal(s)
Type 1 :	PETROLEUM
Pipeline 1 :	No

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

CHMIRS - CA ***(cont.)***

Vessel 1 (300 Tons) :	No
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	No
Vessel 2 (300 Tons) :	No
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	No
Vessel 3 (300 Tons) :	No
Description :	Driver struck a post damaging the tank on their vehicle causing this release.
Contained :	Yes
Water? :	No
Water Way :	N/R
Drinking Water Impacted :	N/R
Known Impact :	N/R
Incident Date :	2012-07-25
Time :	12:20:00
Spill Site :	Merchant/Business
Site :	N/R
Cause :	Human Error
Other Causes :	N/R
Injuries (Y/N) :	No
Injuries Number :	N/R
Fatal (Y/N) :	No
Fatal Number :	N/R
Evacs (Y/N) :	No
Evacs Number :	N/R
Cleanup :	Reporting Party
Admin Agency :	LACoFD Health Haz-Mat
Last Date in Agency List :	2017-04-04

DEBRIS EPA LF

Facility Name :	Azusa Land Reclamation Co Landfill
Facility Address :	1211 W Gladstone St, Azusa, CA 91702

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

DEBRIS EPA LF ***(cont.)***

Phone :	626-334-0719
Region :	9
Recovery :	Y
Landfill :	Y
C D :	N
Composting :	N
Demolition :	N
Electronic :	N
HHW :	N
Metals :	N
Tires :	Y
Transfer Station :	N
Vehicles :	N
LF C D :	Y
LF HW :	N
LF MSW :	N
Latitude :	34.114389
Longitude :	-117.928914
Last Date in Agency List :	2024-06-26

ECHO

Facility Name :	ECOLOGY AUTO PARTS
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

ECHO ***(cont.)***

Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	484210 - Used Household and Office Goods Moving
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

ECHO ***(cont.)***

US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	N
Latitude :	34.133316
Longitude :	-117.910061
Last Date in Agency List :	2021-10-15
Facility Name :	L&G CRUSHING AND MATERIAL
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110070511064
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	GDT-ADDRESS MATCHING (GEOCODING)
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	150
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

ECHO ***(cont.)***

Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374044021016
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	212321 - Construction Sand and Gravel Mining
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

ECHO ***(cont.)***

TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.114389
Longitude :	-117.929232
Last Date in Agency List :	2024-07-12
Facility Name :	L&G CRUSHING & MATERIAL
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
Last Inspection Date :	N/R
Registry ID :	110070511064
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	GDT-ADDRESS MATCHING (GEOCODING)
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	150
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374044021016
MYRTK Universe :	NNN
NPDES IDs :	N/R

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

ECHO ***(cont.)***

CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	212321 - Construction Sand and Gravel Mining
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.114389

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

ECHO ***(cont.)***

Longitude :	-117.929232
Last Date in Agency List :	2023-01-16
Last Inspection Date :	N/R
Registry ID :	N/R
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

ECHO ***(cont.)***

CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	212321 - Construction Sand and Gravel Mining
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	N/R
Latitude :	34.133316
Longitude :	-117.910061
Last Date in Agency List :	2019-07-15

EMI - CA

Facility Name :	THERMAL REMEDIATION SOLUTIONS, LLC
Facility Address :	1211 W GLADSTONE ST, AZUSA, 91702
County :	Los Angeles

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

EMI - CA ***(cont.)***

Facility ID :	109914
Air Basin Code :	South Coast
District :	SOUTH COAST AQMD
County ID :	LA
SIC Code :	1794
CHAPIS :	N/R
CERR Code :	N/R
Last Date in Agency List :	2019-02-18

Additional Details

Year :	2016
Total Organic Gases (Tons/Year) :	177.059126770665232203693742155280616819
Reactive Organic Gases (Tons/Year) :	1.78
Carbon Monoxide (Tons/Year) :	9.15
Nitrogen Oxides (Tons/Year) :	1.28
Sulfur Oxides (Tons/Year) :	.00736
Particulate Matter (Tons/Year) :	1.62
Fine Particulate Matter (Tons/Year) :	1.446362

Year :	2015
Total Organic Gases (Tons/Year) :	256.68673092612515689438766361843284920 2
Reactive Organic Gases (Tons/Year) :	2.6709
Carbon Monoxide (Tons/Year) :	14.34955
Nitrogen Oxides (Tons/Year) :	2.011705
Sulfur Oxides (Tons/Year) :	.01151355
Particulate Matter (Tons/Year) :	2.57947
Fine Particulate Matter (Tons/Year) :	2.2889966075

Year :	2014
Total Organic Gases (Tons/Year) :	188.754405594405594405594405594405594405
Reactive Organic Gases (Tons/Year) :	3.37984
Carbon Monoxide (Tons/Year) :	10.36364
Nitrogen Oxides (Tons/Year) :	1.73647
Sulfur Oxides (Tons/Year) :	.02709
Particulate Matter (Tons/Year) :	2.13443
Fine Particulate Matter (Tons/Year) :	1.933173344

Year :	2013
Total Organic Gases (Tons/Year) :	18.354870152442960871747843134316629084 62
Reactive Organic Gases (Tons/Year) :	4.03177

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

EMI - CA ***(cont.)***

Carbon Monoxide (Tons/Year) :	24.14103
Nitrogen Oxides (Tons/Year) :	3.188
Sulfur Oxides (Tons/Year) :	.00478
Particulate Matter (Tons/Year) :	10.88609
Fine Particulate Matter (Tons/Year) :	3.4799244

Year :	2012
Total Organic Gases (Tons/Year) :	14.735783006695069993913572732805842970 18
Reactive Organic Gases (Tons/Year) :	3.34066
Carbon Monoxide (Tons/Year) :	19.85658
Nitrogen Oxides (Tons/Year) :	2.642
Sulfur Oxides (Tons/Year) :	.00396
Particulate Matter (Tons/Year) :	8.82291
Fine Particulate Matter (Tons/Year) :	2.8243008

FRS

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Registry ID :	110055865327
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description : The California Environmental Reporting System (CERS) is a statewide web-based user and information exchange system to support over 140,000 regulated businesses and over 130 local agencies in electronically collecting and reporting significant hazardous materials, hazardous waste and compliance and enforcement data as mandated by California law. Under oversight by Cal/EPA, certified local governing agencies (Unified Program Agencies - UPAs) consolidate, coordinate and provide consistent regulatory activities for six state and federal environmental programs.

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

FRS ***(cont.)***

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).
The Emission Inventory System (EIS) maintains an inventory of large stationary sources and voluntarily-reported smaller sources of air point pollution emitters. It contains information about facility sites and their physical location, emission units, emission processes, release points, control approaches, and regulations. Facility inventory data are kept separate from the emissions data and have stable identifiers to improve continuity from year to year and to help identify duplicate or missing facilities.
The U.S. Environmental Protection Agency's Landfill Methane Outreach Program (LMOP) is a voluntary assistance program that helps to reduce methane emissions from landfills by encouraging the recovery and beneficial use of landfill gas (LFG) as a renewable energy resource.

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :
CA-CERS - 10285414
CA-ENVIROVIEW - 96785
EIS - 291511
LMOP - 53
RCRAINFO - CAR000181891

Facility Name : ECOLOGY AUTO PARTS
Facility Address : 1211 W GLADSTONE ST, AZUSA, CA 91702
County : LOS ANGELES

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

FRS ***(cont.)***

Site Details
Registry ID : 110071117125
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest
Source and System ID : RCRAINFO - CAC003135591

Facility Name : INNOVATIVE CONSTRUCTION SOLUTIONS
Facility Address : 1211 W GLADSTONE ST, AZUSA, CA 91702-5142
County : LOS ANGELES

Site Details
Registry ID : 110070811146
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

FRS ***(cont.)***

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :	RCRAINFO - CAC003063876
Facility Name :	THERMAL REMEDIATION SOLUTIONS, LLC
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Registry ID :	110041221479
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2014-03-25

Source Description

Source Description :

The Emission Inventory System (EIS) maintains an inventory of large stationary sources and voluntarily-reported smaller sources of air point pollution emitters. It contains information about facility sites and their physical location, emission units, emission processes, release points, control approaches, and regulations. Facility inventory data are kept separate from the emissions data and have stable identifiers to improve continuity from year to year and to help identify duplicate or missing facilities.

FRS Environmental Interest

Source and System ID :	EIS - 291511

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HAULERS - CA

Facility Name :	USA Waste of CA, Inc.
Facility Address :	1211 W Gladstone St, Azusa, CA 91702-5142
County :	N/R

Site Details

Site Number :	1002996
Site Type :	Hauler Main Site
Site Status :	Active
Contact :	Robert Oberg
Phone :	(626) 705-8524
Current Status :	N/R
End Use :	Yes
Generator :	Yes
Accepting Tires from Public :	No
Last Date in Agency List :	2024-08-16

Additional Details

Current Hauler Status :	N/R
Primary Contact Person :	N/R
Primary Mailing Address :	N/R
Primary Mailing Phone Number :	N/R
Website :	N/R

Permit/Authority Details

Regulatory Status Last Changed/Issued On:	N/R
Current Site Regulatory Status :	N/R
Maximum Number of Tires Permitted :	N/R
Business Types :	N/R

HAZNET - CA

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAC002707975
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	21520 PIONEER BLVD, HAWAIIAN GARDENS, CA 907162603
Latitude :	34.11438905
Longitude :	-117.92891352
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Generator EPA ID :	CAC002706259
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	1211 W GLADSTONE ST, AZUSA, CA 917025142
Latitude :	34.11438905
Longitude :	-117.92891352
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2012: 151 - Asbestos containing waste, 6 tons to CAD009007626 2012: 151 - Asbestos containing waste, 32 tons to CAD009007626

Facility Name :	AZUSA LAND RECLAMATION CO INC
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAD009007626
Active :	Active
Category :	FEDERAL

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HAZNET - CA ***(cont.)***

Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	1211 W GLADSTONE ST, AZUSA, CA 917025142
Latitude :	34.11438905
Longitude :	-117.92891352
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

State Waste :

2019: 352 - Other organic solids, 0.03000 tons to CAD097030993
2019: 352 - Other organic solids, 0.05000 tons to AZR000515924
2019: 352 - Other organic solids, 0.57500 tons to AZR000521146
2018: 223 - Unspecified oil-containing waste, 0.12510 tons to CAT080013352
2018: 352 - Other organic solids, 0.02500 tons to CAD028409019
2018: 352 - Other organic solids, 0.22500 tons to CAD097030993
2018: 151 - Asbestos containing waste, 2.30000 tons to CAD009007626
2018: 352 - Other organic solids, 0.17500 tons to AZR000515924
2017: 791 - Liquids with pH <= 2, 1.0425 tons to CAD097030993
2017: 352 - Other organic solids, 0.2875 tons to CAD097030993
2017: 181 - Other inorganic solid waste, 0.04 tons to NVT330010000
2017: 222 - Oil/water separation sludge, 0.834 tons to CAT080013352
2017: 352 - Other organic solids, 0.2 tons to AZR000515924
2017: 331 - Off-specification, aged or surplus organics, 0.2145 tons to ARD981057870
2017: 352 - Other organic solids, 0.1 tons to AZR000506980
2016: 122 - Alkaline solution without metals pH >= 12.5, 2.085 tons to CAD097030993
2016: 791 - Liquids with pH <= 2, 0.834 tons to CAD097030993
2014: 272 - Polymeric resin waste, 0.1 tons to CAD008302903
2014: 214 - Unspecified solvent mixture, 0.06 tons to
2014: 141 - Off-specification, aged or surplus inorganics, 0.05 tons to CAD008302903
2013: 513 - Empty containers less than 30 gallons, 0.02 tons to CAD008302903
2013: 151 - Asbestos containing waste, 18 tons to CAD009007626

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HAZNET - CA ***(cont.)***

2013: 123 - Unspecified alkaline solution, 0.01 tons to CAD008302903
2013: 214 - Unspecified solvent mixture, 0.1 tons to CAD008302903
2012: 352 - Other organic solids, 0.3 tons to CAD097030993
2011: 352 - Other organic solids, 0.9 tons to CAD097030993
2011: 151 - Asbestos containing waste, 32 tons to CAD009007626
2010: 241 - Tank bottom waste, 0.2 tons to CAT080013352
2010: 135 - Unspecified aqueous solution, 0.231 tons to CAT080013352
2010: 331 - Off-specification, aged or surplus organics, 0.0025 tons to CAT080013352

Facility Name : INNOVATIVE CONSTRUCTION SOLUTIONS
Facility Address : 1211 W GLADSTONE ST, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAC003063876
Active : Inactive
Category : STATE
Facility Types : N/R
Type : TEMPORARY
Contact Name : N/R
Contact Phone : N/R
Facility Mailing Address : 575 ANTON BLVD, SUITE 850, COSTA MESA, CA 92626
Latitude : 34.11438920
Longitude : -117.92891364
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2021-07-08

Facility Name : L&G CRUSHING AND MATERIAL
Facility Address : 1211 W GLADSTONE ST, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAL000442248
Active : Inactive
Category : STATE
Facility Types : N/R
Type : PERMANENT
Contact Name : N/R

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HAZNET - CA ***(cont.)***

Contact Phone :	N/R
Facility Mailing Address :	16652 BURKE LN, HUNTINGTON BEACH, CA 92647
Latitude :	34.11438920
Longitude :	-117.92891364
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08
Facility Name :	L&G CRUSHING & MATERIAL
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC003013779
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	16652 BURKE LN, HUNTINGTON BEACH, CA 91761
Latitude :	34.11438905
Longitude :	-117.92891352
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08
Facility Name :	THE HOME DEPOT
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002916988
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	160 CHAPEL RD, STE 201, MANCHESTER, CT 06042
Latitude :	34.11438905

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HAZNET - CA ***(cont.)***

Longitude : -117.92891352
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2021-07-08

Waste Generator Details
State Waste : 2017: 331 - Off-specification, aged or surplus organics, 0.0125 tons to CAD008364432
2017: 181 - Other inorganic solid waste, 0.002 tons to CAD008364432
2017: 214 - Unspecified solvent mixture, 0.0075 tons to CAD008364432
2017: 331 - Off-specification, aged or surplus organics, 0.0425 tons to CAD008364432

Facility Name : USA WASTE OF CA INC DBA BDC SPECIAL WASTE SERVICES
Facility Address : 1211 W GLADSTONE ST, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAR000181891
Active : Active
Category : FEDERAL
Facility Types : N/R
Type : PERMANENT
Contact Name : N/R
Contact Phone : N/R
Facility Mailing Address : 1211 W GLADSTONE ST, AZUSA, CA 917025142
Latitude : 34.11438920
Longitude : -117.92891364
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2021-07-08

Waste Generator Details
State Waste : 2019: 181 - Other inorganic solid waste, 2.00000 tons to CAD028409019
2019: 151 - Asbestos containing waste, 6.90000 tons to CAD009007626
2019: 151 - Asbestos containing waste, 6.90000 tons to AZR000506980
2018: 151 - Asbestos containing waste, 3.22000 tons to CAD009007626
2016: 181 - Other inorganic solid waste, 0.005 tons to NVT330010000
2014: 352 - Other organic solids, 0.05 tons to CAD097030993
2014: 491 - Unspecified sludge waste, 0.60465 tons to CAD097030993

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HAZNET - CA ***(cont.)***

2013: 611 - Contaminated soil from site clean-up, 118 tons to NVT330010000
2013: 181 - Other inorganic solid waste, 991.1328 tons to AZR000031559
2012: 151 - Asbestos containing waste, 38 tons to CAD982042475
2012: 221 - Waste oil and mixed oil, 9.12 tons to CAT080013352
2012: 151 - Asbestos containing waste, 3.6 tons to AZC950823111
2012: 181 - Other inorganic solid waste, 106.1928 tons to AZR000031559
2011: 611 - Contaminated soil from site clean-up, 0.4 tons to CAT000646117
2008: 151 - Asbestos containing waste, 10 tons to AZC950823111
2008: 151 - Asbestos containing waste, 1.6 tons to CAD009007626
2008: 151 - Asbestos containing waste, 12 tons to AZC95023111
2008: 261 - Polychlorinated biphenyls and material containing PCBs, 0.40113 tons to AZD983476680
2008: 151 - Asbestos containing waste, 10 tons to ACZ950823111
2007: 151 - Asbestos containing waste, 4 tons to CAD009007626
2007: 261 - Polychlorinated biphenyls and material containing PCBs, 2.80789 tons to CAR000156125

HIST AST - CA

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	Los Angeles

Site Details

CERS ID :	10285414
Facility ID :	LACoFA0012555
EPA ID :	CAD009007626
Business Name :	AZUSA LAND RECLAMATION
Phone :	(626) 334-0719
Fax :	(626) 969-4971
Mailing Address :	1211 W GLADSTONE, AZUSA, CA 91702
Owner Name :	Azusa Land Reclamation, Inc.
Owner Phone :	(626) 334-0719
Owner Mailing Address :	1211 W GLADSTONE, AZUSA, CA 91702
Property Owner Name :	AZUSA LAND RECLAMATION COMPANY
Property Owner Phone :	626-334-0719
Property Owner Mailing Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
Operator Name :	Azusa Land Reclamation Company
Operator Phone :	(626) 224-9123

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HIST AST - CA ***(cont.)***

CUPA :	N/R
Total Gallons :	N/R
Facility Latitude Measure :	34.11436
Facility Longitude Measure :	-117.92899
Last Date in Agency List :	2018-01-31

HMS_LOS ANGELES COUNTY - CA

Facility Name :	WASTE MANAGEMENT INC(LANDFILL)
Facility Address :	1211 W GLADSTONE ST, AZUSA, 91702

Site Details

Site Number :	028979
File Number :	041291
Status :	OPEN
Area :	6A
Last Date in Agency List :	2024-08-20

Permit Details

Permit Number :	N/R
Permit Status :	N/R
Permit Category :	N/R
Type :	N/R

HWG - CA

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAC002707975
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	21520 PIONEER BLVD, HAWAIIAN GARDENS, CA 907162603
Owner Name :	HAWAIIAN GARDENS CASINO
Owner Address :	21520 PIONEER BLVD, HAWAIIAN GARDENS, CA 907162603
Operator Name :	HAWAIIAN GARDENS CASINO

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HWG - CA ***(cont.)***

Operator Address :	21520 PIONEER BLVD, HAWAIIAN GARDENS, CA 907162603
Latitude :	34.114358
Longitude :	-117.92476

EPA ID :	CAC002706259
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	1211 W GLADSTONE ST, AZUSA, CA 917025142
Owner Name :	THOMAS NGUYEN
Owner Address :	2016 S BUENA VISTA AVE, CORONA, CA 92882
Operator Name :	JENNIFER
Operator Address :	555 E EDNA PL, COVINA, CA 91723
Latitude :	34.114358
Longitude :	-117.92476

Facility Name :	ECOLOGY AUTO PARTS
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

EPA ID :	CAC003135591
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	14150 VINE PLACE, CERRITOS, CA 907032416
Owner Name :	ECOLOGY AUTO PARTS INC
Owner Address :	14150 VINE PLACE, CERRITOS, CA 907032416
Operator Name :	JOHN PORTER
Operator Address :	14150 VINE PLACE, CERRITOS, CA 90703
Latitude :	34.114377
Longitude :	-117.930041

Facility Name :	INNOVATIVE CONSTRUCTION SOLUTIONS
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

EPA ID :	CAC003063876
Status :	Inactive

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HWG - CA ***(cont.)***

Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	575 ANTON BLVD, SUITE 850, COSTA MESA, CA 92626
Owner Name :	HIRAD EMADI/JOHN WHITE
Owner Address :	575 ANTON BLVD, SUITE 850, COSTA MESA, CA 92626
Operator Name :	RYAN TRACEY
Operator Address :	575 ANTON BLVD., COSTA MESA, CA 92626
Latitude :	34.114389
Longitude :	-117.928914
Facility Name :	L&G CRUSHING AND MATERIAL
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAL000442248
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	16652 BURKE LN, HUNTINGTON BEACH, CA 92647
Owner Name :	TIM GREENLEAF AND MILAN LUBUNKO
Owner Address :	16652 BURKE LN, HUNTINGTON BEACH, CA 92647
Operator Name :	JEREMY MENIGHAN
Operator Address :	16652 BURKE LN, HUNTINGTON BEACH, CA 92647
Latitude :	34.114389
Longitude :	-117.928914
Facility Name :	L&G CRUSHING & MATERIAL
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAC003013779
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	16652 BURKE LN, HUNTINGTON BEACH, CA 91761
Owner Name :	TIM GREENLEAF & MILAN LUBANKO
Owner Address :	16652 BURKE LN, HUNTINGTON BEACH, CA 92647
Operator Name :	JEREMY MENIGHAN

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HWG - CA ***(cont.)***

Operator Address :	16652 BURKE LN, HUNTINGTON BEACH, CA 92647
Latitude :	34.114389
Longitude :	-117.928914
Facility Name :	THE HOME DEPOT
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAC002916988
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	160 CHAPEL RD, STE 201, MANCHESTER, CT 06042
Owner Name :	THE HOME DEPOT U.S.A., INC.
Owner Address :	2455 PACES FERRY ROAD, C-19, ATLANTA, GA 30339
Operator Name :	MIKE MADDOCKS
Operator Address :	2455 PACES FERRY ROAD, C-19, ATLANTA, GA 30339
Latitude :	-90.0
Longitude :	180.0

HWP - CA

Facility Name :	AZUSA LAND RECLAMATION CO INC
Facility Address :	1211 W GLADSTONE ST, AZUSA, CA 917025142
County :	LOS ANGELES

Site Details

EPA ID :	CAD009007626
Site Code :	N/R
Facility Type :	Historical - Non-Operating
Status :	CLOSED
Team :	N/R
Facility Size :	N/R
Project Manager :	N/R
Assembly District :	48
Senate District :	22
Public Information Officer :	N/R
Public Participation Specialist :	N/R
Latitude :	34.117738
Longitude :	-117.926501

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

HWP - CA ***(cont.)***

Last Date in Agency List : 2024-10-01

Alias : 110001150227
Alias Type : FRS

Alias : 19490002
Alias Type : Envirostor ID Number

Completed Activities Details
Completed Date : N/R
Unit Names : N/R
Event Description : N/R

Undergoing Closure Details
Completed Date : 2019-01-25
Unit Names : Unit1
Event Description : Closure Administrative - ISSUE CLOSURE VERIFICATION

Maintenance Information
Received Date : N/R
Title : N/R
Document Type : N/R

MANIFEST EPA

Manifest Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Manifest Number : 026178747JJK
Shipped Date : 2024-03-04
Updated Date : 2024-03-27
Received Date : 2024-03-07
Status : Signed

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

MANIFEST EPA ***(cont.)***

Generator ID :	CAD009007626
Generator Name :	WASTE MANAGEMENT - AZUSA LAND RECLAMATION
Generator Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Contact :	N/R
Destination ID :	CAT000646117
Destination Name :	CHEMICAL WASTE MANAGEMENT, INC.
Destination Mailing :	35251 OLD SKYLINE ROAD PO BOX 471, KETTLEMAN CITY, CA 93239
Destination Address :	35251 OLD SKYLINE ROAD, KETTLEMAN CITY, CA 93239
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON RCRA HAZARDOUS WASTE, SOLID (FILTER SOCKS)
Quantity :	600 Pounds
Quantity Tons, Acute, Non-Acute :	0.3, 0, 0.3
Quantity Kg, Acute, Non-Acute :	0, 272.109
Quantity Tons, Haz, Non-Haz :	, 0.3
Quantity Kg, Haz, Non-Haz :	, 272.109
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 181

Manifest Details

Manifest Number :	025740916JJK
Shipped Date :	2024-01-31
Updated Date :	2024-02-20
Received Date :	2024-01-31
Status :	Signed
Generator ID :	CAD009007626
Generator Name :	AZUSA LAND RECLAMATION CO INC
Generator Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

MANIFEST EPA ***(cont.)***

Generator Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Contact :	N/R
Destination ID :	CAT080013352
Destination Name :	WORLD OIL RECYCLING
Destination Mailing :	2000 N. ALAMEDA STREET CA90222 CA037US 2000, COMPTON, CA 90222
Destination Address :	2000 N. ALAMEDA STREET, COMPTON, CA 90222-0000
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non RCRA hazardous waste, liquid (Oily water)
Quantity :	1000 Gallons
Quantity Tons, Acute, Non-Acute :	4.1701417, 0, 4.1701417
Quantity Kg, Acute, Non-Acute :	0, 3782.4438
Quantity Tons, Haz, Non-Haz :	, 4.1701417
Quantity Kg, Haz, Non-Haz :	, 3782.4438
Management Method :	H039 - OTHER RECOVERY OR RECLAMATION FOR REUSE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 223

Manifest Details

Manifest Number :	025513061JJK
Shipped Date :	2024-01-24
Updated Date :	2024-02-06
Received Date :	2024-01-24
Status :	Signed
Generator ID :	CAD009007626
Generator Name :	AZUSA LAND RECLAMATION CO INC
Generator Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Contact :	N/R

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

MANIFEST EPA ***(cont.)***

Destination ID :	CAD009007626
Destination Name :	AZUSA LAND RECLAMATION CO INC
Destination Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Destination Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	Y
DOT ID Number :	NA2212
DOT Information :	NA2212, Asbestos, 9, PG III, RQ
Non Waste Description :	N/R
Quantity :	1 Cubic Yards
Quantity Tons, Acute, Non-Acute :	0.84, 0, 0.84
Quantity Kg, Acute, Non-Acute :	0, 761.9052
Quantity Tons, Haz, Non-Haz :	, 0.84
Quantity Kg, Haz, Non-Haz :	, 761.9052
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 151

Manifest Details

Manifest Number :	025740706JJK
Shipped Date :	2024-01-05
Updated Date :	2024-02-01
Received Date :	2024-01-11
Status :	Signed
Generator ID :	CAD009007626
Generator Name :	WASTE MANAGEMENT-AZUSA LAND RECLAMATION
Generator Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Contact :	N/R
Destination ID :	CAT000646117
Destination Name :	CHEMICAL WASTE MANAGEMENT, INC.
Destination Mailing :	35251 OLD SKYLINE ROAD PO BOX 471, KETTLEMAN CITY, CA 93239

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

MANIFEST EPA ***(cont.)***

Destination Address :	35251 OLD SKYLINE ROAD, KETTLEMAN CITY, CA 93239
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Web
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON RCRA HAZARDOUS WASTE, SOLID (OILY SOLIDS)
Quantity :	120 Pounds
Quantity Tons, Acute, Non-Acute :	0.06, 0, 0.06
Quantity Kg, Acute, Non-Acute :	0, 54.4218
Quantity Tons, Haz, Non-Haz :	, 0.06
Quantity Kg, Haz, Non-Haz :	, 54.4218
Management Method :	H132 - LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 352

Manifest Details

Manifest Number :	020272631JJK
Shipped Date :	2023-11-22
Updated Date :	2023-12-31
Received Date :	2023-11-30
Status :	Signed
Generator ID :	CAD009007626
Generator Name :	AZUSA LAND RECLAMATION CO INC
Generator Address :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Mailing :	1211 W. GLADSTONE STREET, AZUSA, CA 91702
Generator Contact :	N/R
Destination ID :	AZR000521146
Destination Name :	YUMA YES 2 WASTE TRANSFER STATION
Destination Mailing :	2730 E 13TH ST, YUMA, AZ 85365
Destination Address :	6500 S US HIGHWAY 95, YUMA, AZ 85365
Destination Contact :	N/R
Submission Type :	DataImage5Copy

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

MANIFEST EPA ***(cont.)***

Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	NON-RCRA HAZARDOUS WASTE, SOLIDS (OILY SOLIDS)
Quantity :	350 Pounds
Quantity Tons, Acute, Non-Acute :	0.175, 0, 0.175
Quantity Kg, Acute, Non-Acute :	0, 158.73026
Quantity Tons, Haz, Non-Haz :	, 0.175
Quantity Kg, Haz, Non-Haz :	, 158.73026
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 352

SWAT - CA

Facility Name :	AZUSA LANDFILL 'AZUSA
Facility Address :	1211 West Gladstone Street, Azusa, CA 91702
County :	N/R
Waste Discharge System Number :	4B190305001-01
Solid Waste ID Number :	19-AA-0013
Report Status :	APPROVED
Waste Management Unit Name :	AZUSA LAND RECLAMATION COMPANY
Agency Name :	LAND RECLAMATION CO.,INC
Region :	4
Rank :	1
Surface :	N/R
Ground :	Yes
Vadose :	No
Type :	3
Site :	N/R
Last Date in Agency List :	2017-02-21

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

SWF/LF - CA

Facility Name :	Azusa Land Reclamation Co. Landfill
Facility Address :	1211 West Gladstone Street, Azusa
County :	Los Angeles

Site Details

Permit Date :	N/R
Permit Status :	Permitted
Swis Number :	19-AA-0013
Land Use :	N/R
Operator :	N/R
Operator Address :	N/R
Operator Phone :	N/R
Latitude :	34.117
Longitude :	-117.925
Last Date in Agency List :	2024-08-12

Owner Summary

Owner :	Azusa Land Reclamation Co. Inc.
Owner Address :	N/R
Owner Phone :	(626) 969-1384

Unit Information

Closure Date :	N/R
Closure Type :	N/R
Unit Number :	N/R
Regulatory Status :	Permitted
Operational Status :	Active
Category :	Disposal
Activity :	Solid Waste Facility
Inspection Frequency :	Monthly
Accepted Waste :	N/R
Program Type :	N/R
Throughput :	8000
Throughput Units :	Tons per day
Capacity :	80571760
Capacity Units :	Cubic Yards
Acreage :	302
Disposal Acreage :	266
Remaining Capacity :	N/R

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

SWF/LF - CA ***(cont.)***

WDR Number :	N/R
Closure Date :	N/R
Closure Type :	N/R
Unit Number :	N/R
Regulatory Status :	Permitted
Operational Status :	Inactive
Category :	Transfer/Processing
Activity :	Solid Waste Operation
Inspection Frequency :	None
Accepted Waste :	N/R
Program Type :	N/R
Throughput :	8000
Throughput Units :	Tons per day
Capacity :	216000
Capacity Units :	Tons per year
Acreage :	302
Disposal Acreage :	283
Remaining Capacity :	N/R
WDR Number :	N/R
Closure Date :	N/R
Closure Type :	N/R
Unit Number :	N/R
Regulatory Status :	Permitted
Operational Status :	Inactive
Category :	Disposal
Activity :	Solid Waste Facility
Inspection Frequency :	None
Accepted Waste :	N/R
Program Type :	N/R
Throughput :	N/R
Throughput Units :	N/R
Capacity :	N/R
Capacity Units :	N/R
Acreage :	0
Disposal Acreage :	0
Remaining Capacity :	N/R
WDR Number :	N/R
Closure Date :	N/R
Closure Type :	N/R

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

SWF/LF - CA ***(cont.)***

Unit Number :	N/R
Regulatory Status :	Permitted
Operational Status :	Planned
Category :	Disposal
Activity :	Solid Waste Operation
Inspection Frequency :	None
Accepted Waste :	N/R
Program Type :	N/R
Throughput :	2500
Throughput Units :	Tons per day
Capacity :	750000
Capacity Units :	Tons per year
Acreage :	54
Disposal Acreage :	54
Remaining Capacity :	N/R
WDR Number :	N/R

Closure Date :	N/R
Closure Type :	N/R
Unit Number :	N/R
Regulatory Status :	Permitted
Operational Status :	Active
Category :	Disposal
Activity :	Solid Waste Facility
Inspection Frequency :	Monthly
Accepted Waste :	N/R
Program Type :	N/R
Throughput :	8000
Throughput Units :	Tons per day
Capacity :	80571760
Capacity Units :	Cubic Yards
Acreage :	302
Disposal Acreage :	266
Remaining Capacity :	51512201
WDR Number :	N/R

SWF_LOS ANGELES COUNTY - CA

Facility Name :	Azusa Land Reclamation (Class III)
Facility Address :	1211 West Gladstone Street, Azusa, CA 91702

Site ID :	1844
Alternative Site Name :	Azusa Land Reclamation Co. Landfill; Azusa Western, Inc.

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

SWF_LOS ANGELES COUNTY - CA ***(cont.)***

Alternative Site Address :	N/R
Site Type :	Municipal Solid Waste Landfill
Status :	Closed
Beginning Operation Date :	1989
Ending Operation Date :	1991
Hour of Operation :	N/R
Waste Accepted :	N/R
Disposal Area (Acre) :	22
Local Enforcement Agency :	County Public Health
Max Depth of Fill (Feet) :	N/R
Permitted Capacity :	N/R
Present Use :	Landfilling Operation
Remaining Capacity (Millions) :	N/R
Site SWIS Number :	19-AA-0013
Site Website :	N/R
Site Contact Phone :	N/R
Site Mailing Address :	N/R
Site Email :	N/R
District :	1
Last Date in Agency List :	2024-04-25
Facility Name :	Azusa Land Reclamation (Inert)
Facility Address :	1211 West Gladstone Street, Azusa, CA 91702
Site ID :	2
Alternative Site Name :	Azusa Land Reclamation Co. Landfill; Azusa Western, Inc.
Alternative Site Address :	1201 West Gladstone Street, Azusa, CA
Site Type :	Inert Landfill
Status :	Active
Beginning Operation Date :	1960s
Ending Operation Date :	Estimated January 2025
Hour of Operation :	MON - FRI 6 AM TO 4:30 PM Sat: Upon Request (w/fee)
Waste Accepted :	Inert;Tires;
Disposal Area (Acre) :	283
Local Enforcement Agency :	County Public Health
Max Depth of Fill (Feet) :	N/A
Permitted Capacity :	8000
Present Use :	Landfilling Operation
Remaining Capacity (Millions) :	Estimated 65.427 TONS or 52.342 CY as of DEC 2020
Site SWIS Number :	19-AA-0013
Site Website :	N/A
Site Contact Phone :	(626) 334-0719
Site Mailing Address :	N/A

Map Id: 58
Direction: NNW
Distance: 0.955 mi., 5041 ft.
Elevation: 531 ft.
Relative: Higher

Site Name : AZUSA LAND RECLAMATION CO INC | ECOLOGY AUTO PARTS | INNOVATIVE CONSTRUCTION SOLUTIONS
1211 W GLADSTONE ST | 1211 W. GLADSTONE STREET | 1211 WEST GLADSTONE STREET
AZUSA | Azusa, CA

Database(s) : [ARCHIVED RCRA TSDF, CALEPA SITES - CA, CHMIRS - CA, DEBRIS EPA LF, ECHO, EMI - CA, FRS, HAULERS - CA, HAZNET - CA, HIST AST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, HWP - CA, MANIFEST EPA, SWAT - CA, SWF/LF - CA, SWF_LOS ANGELES COUNTY - CA, SWRCY - CA] ***(cont.)***

Envirosite ID: 351345
EPA ID: CAD009007626

SWF_LOS ANGELES COUNTY - CA ***(cont.)***

Site Email :	Ekarbus@wm.com
District :	1
Last Date in Agency List :	2024-04-25

SWRCY - CA

Facility Name :	Azusa Land Reclamation Co Landfill
Facility Address :	1211 W Gladstone St, Azusa, 91702
County :	N/R

Site Details

ID Number :	N/R
Activity Categories :	N/R
Activities :	N/R
Phone Number :	(626) 705-8521
Type :	Tires
Last Date in Agency List :	2024-04-26

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC
5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE
IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG]

Envirosite ID: 273100
EPA ID: N/R

BRS

Facility Name :	GEORG FISCHER SIGNET LLC
Facility Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
County :	LOS ANGELES

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Site Details

Date Form Received by Agency :	2022-02-28
EPA ID :	CAD981972771
Mailing Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
Contact :	EDWARD DEGROOD
Contact Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
Contact Country :	US
Contact Telephone :	626-248-5202
Contact Email :	ED.DEGROOD@GEORGFISCHER.COM
EPA Region :	09
Land Type :	Private
Source Type :	Annual/Biennial Report updated with Notification
Classification :	Small Quantity Generator
Description :	Handlers that generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	GEORG FISCHER SIGNET LLC
Owner/Operator Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
Owner/Operator Country :	US
Owner/Operator Telephone :	626-260-3394
Owner/Operator Email :	VERONICA.LOPEZ@GEORGFISCHER.COM
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner
Owner/Operator Start Date :	2021-02-24
Owner/Operator End Date :	N/R

Owner/Operator Name :	GEORG FISCHER SIGNET LLC
Owner/Operator Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
Owner/Operator Country :	US
Owner/Operator Telephone :	626-260-3394
Owner/Operator Email :	VERONICA.LOPEZ@GEORGFISCHER.COM
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	2021-02-24
Owner/Operator End Date :	N/R

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Waste Activity Monitoring

Report Cycle :	2021
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	XX
Waste Description :	N/R
Primary NAICS :	334513 - Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables
Source Code :	N/R
Form Code :	N/R
Management Method :	N/R
Generation Tons :	0
Managed Tons :	0
Shipped Tons :	0
Received Tons :	0
Receiver ID :	N/R
Receiver State :	N/R
Shipper ID :	N/R
Shipper State :	N/R
Waste Minimization :	N/R
Waste Code List :	N/R
Waste Code Group :	N/R
Waste Generation Type :	N/R

Report Cycle :	2003
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	RQ WASTE FERRIC CHLORIDE SOLUTION, 8, UN2582, PGIII
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W105 - Acidic aqueous wastes less than 5% acid (diluted but pH <2)
Management Method :	N/R
Generation Tons :	15.7240346
Managed Tons :	0
Shipped Tons :	15.7240346
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAD981972771

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, D006, D007
Waste Code Group :	TCMT - D004-D011 combinations
Waste Generation Type :	N/R
Report Cycle :	2003
Hazardous Waste Page Number :	2
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	RQ WASTE ACETONE
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G09 - Other production or service-related processes from which the waste is a direct outflow or result (specify in comments)
Form Code :	W219 - Other organic liquid (specify in comments)
Management Method :	N/R
Generation Tons :	0.1650056
Managed Tons :	0
Shipped Tons :	0.1650056
Received Tons :	0
Receiver ID :	CAD008302903
Receiver State :	CA
Shipper ID :	CAD981972771
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D001, F003
Waste Code Group :	F003 - THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCL
Waste Generation Type :	N/R
Report Cycle :	2001
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	CORROSIVE WASTE FROM CHEMICAL ETCHING AND STRIPPING OPERATIONS

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G23 - Wastewater treatment (sludge, filter cake, etc., including wastes from treatment before discharge by NPDES or POTW or by UIC disposal)
Form Code :	W501 - Lime and/or metal hydroxide sludges and solids with no cyanides (not contaminated muds - W512)
Management Method :	H111 - Stabilization or chemical fixation prior to disposal at another site (as the major component of treatment; not H071-H075, H077, or H082)
Generation Tons :	14.74
Managed Tons :	0
Shipped Tons :	14.74
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAD981972771
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, F006
Waste Code Group :	F006 - WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLA
Waste Generation Type :	N/R
Report Cycle :	2001
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	2
BR Form :	GM
Waste Description :	CORROSIVE WASTE FROM CHEMICAL ETCHING AND STRIPPING OPERATIONS
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G23 - Wastewater treatment (sludge, filter cake, etc., including wastes from treatment before discharge by NPDES or POTW or by UIC disposal)

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Form Code :	W501 - Lime and/or metal hydroxide sludges and solids with no cyanides (not contaminated muds - W512)
Management Method :	H111 - Stabilization or chemical fixation prior to disposal at another site (as the major component of treatment; not H071-H075, H077, or H082)
Generation Tons :	4.5
Managed Tons :	0
Shipped Tons :	4.5
Received Tons :	0
Receiver ID :	CAT080033681
Receiver State :	CA
Shipper ID :	CAD981972771
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, F006
Waste Code Group :	F006 - WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLA
Waste Generation Type :	N/R
Report Cycle :	2001
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	3
BR Form :	GM
Waste Description :	CORROSIVE WASTE FROM CHEMICAL ETCHING AND STRIPPING OPERATIONS
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G23 - Wastewater treatment (sludge, filter cake, etc., including wastes from treatment before discharge by NPDES or POTW or by UIC disposal)
Form Code :	W501 - Lime and/or metal hydroxide sludges and solids with no cyanides (not contaminated muds - W512)
Management Method :	H111 - Stabilization or chemical fixation prior to disposal at another site (as the major component of treatment; not H071-H075, H077, or H082)
Generation Tons :	5.25
Managed Tons :	0

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Shipped Tons :	5.25
Received Tons :	0
Receiver ID :	NVT330010000
Receiver State :	NV
Shipper ID :	CAD981972771
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, F006
Waste Code Group :	F006 - WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLA
Waste Generation Type :	N/R
Facility Name :	KEMAC TECHNOLOGY INC.
Facility Address :	5462 N. IRWINDALE, IRWINDALE, CA 91706
County :	LOS ANGELES

Site Details

Date Form Received by Agency :	2004-05-10
EPA ID :	CAD981972771
Mailing Address :	5462 N. IRWINDALE, IRWINDALE, CA 91706
Contact :	RICHMOND G TEH
Contact Address :	N/R
Contact Country :	US
Contact Telephone :	626-334-1519
Contact Email :	RTEH@KEMACTECH.COM
EPA Region :	09
Land Type :	Private
Source Type :	Annual/Biennial Report
Classification :	Large Quantity Generator

Description :

Handlers that generate 1,000 kg or more of hazardous waste during any calendar month; or generate more than 1 kg of acutely hazardous waste during any calendar month; or generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1 kg of acutely hazardous waste at any time; or generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Last Date in Agency List : 2023-01-23

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Owner/Operator Summary

Owner/Operator Name :	IRWINDALE PROPERTIES, LLC
Owner/Operator Address :	405 S. MOTOR, AZUSA, CA 91702
Owner/Operator Country :	US
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner
Owner/Operator Start Date :	2003-12-27
Owner/Operator End Date :	N/R

Owner/Operator Name :	KEMAC TECHNOLOGY INC.
Owner/Operator Address :	N/R
Owner/Operator Country :	US
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	1995-05-01
Owner/Operator End Date :	N/R

Waste Activity Monitoring

Report Cycle :	2003
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	RQ WASTE FERRIC CHLORIDE SOLUTION, 8, UN2582, PGIII
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G04 - Etching (using caustics or other methods to remove layers or partial layers)
Form Code :	W105 - Acidic aqueous wastes less than 5% acid (diluted but pH <2)
Management Method :	N/R
Generation Tons :	15.7240346
Managed Tons :	0
Shipped Tons :	15.7240346
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAD981972771

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, D006, D007
Waste Code Group :	TCMT - D004-D011 combinations
Waste Generation Type :	N/R
Report Cycle :	2003
Hazardous Waste Page Number :	2
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	RQ WASTE ACETONE
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G09 - Other production or service-related processes from which the waste is a direct outflow or result (specify in comments)
Form Code :	W219 - Other organic liquid (specify in comments)
Management Method :	N/R
Generation Tons :	0.1650056
Managed Tons :	0
Shipped Tons :	0.1650056
Received Tons :	0
Receiver ID :	CAD008302903
Receiver State :	CA
Shipper ID :	CAD981972771
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D001, F003
Waste Code Group :	F003 - THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCL
Waste Generation Type :	N/R
Report Cycle :	2001
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	1
BR Form :	GM
Waste Description :	CORROSIVE WASTE FROM CHEMICAL ETCHING AND STRIPPING OPERATIONS

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G23 - Wastewater treatment (sludge, filter cake, etc., including wastes from treatment before discharge by NPDES or POTW or by UIC disposal)
Form Code :	W501 - Lime and/or metal hydroxide sludges and solids with no cyanides (not contaminated muds - W512)
Management Method :	H111 - Stabilization or chemical fixation prior to disposal at another site (as the major component of treatment; not H071-H075, H077, or H082)
Generation Tons :	14.74
Managed Tons :	0
Shipped Tons :	14.74
Received Tons :	0
Receiver ID :	CAD008488025
Receiver State :	CA
Shipper ID :	CAD981972771
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, F006
Waste Code Group :	F006 - WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLA
Waste Generation Type :	N/R
Report Cycle :	2001
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	2
BR Form :	GM
Waste Description :	CORROSIVE WASTE FROM CHEMICAL ETCHING AND STRIPPING OPERATIONS
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G23 - Wastewater treatment (sludge, filter cake, etc., including wastes from treatment before discharge by NPDES or POTW or by UIC disposal)

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Form Code :	W501 - Lime and/or metal hydroxide sludges and solids with no cyanides (not contaminated muds - W512)
Management Method :	H111 - Stabilization or chemical fixation prior to disposal at another site (as the major component of treatment; not H071-H075, H077, or H082)
Generation Tons :	4.5
Managed Tons :	0
Shipped Tons :	4.5
Received Tons :	0
Receiver ID :	CAT080033681
Receiver State :	CA
Shipper ID :	CAD981972771
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, F006
Waste Code Group :	F006 - WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLA
Waste Generation Type :	N/R
Report Cycle :	2001
Hazardous Waste Page Number :	1
Hazardous Waste Sub-Page Number :	3
BR Form :	GM
Waste Description :	CORROSIVE WASTE FROM CHEMICAL ETCHING AND STRIPPING OPERATIONS
Primary NAICS :	332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Source Code :	G23 - Wastewater treatment (sludge, filter cake, etc., including wastes from treatment before discharge by NPDES or POTW or by UIC disposal)
Form Code :	W501 - Lime and/or metal hydroxide sludges and solids with no cyanides (not contaminated muds - W512)
Management Method :	H111 - Stabilization or chemical fixation prior to disposal at another site (as the major component of treatment; not H071-H075, H077, or H082)
Generation Tons :	5.25
Managed Tons :	0

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

BRS ***(cont.)***

Shipped Tons :	5.25
Received Tons :	0
Receiver ID :	NVT330010000
Receiver State :	NV
Shipper ID :	CAD981972771
Shipper State :	CA
Waste Minimization :	N/R
Waste Code List :	D002, F006
Waste Code Group :	F006 - WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLA
Waste Generation Type :	N/R

CALEPA SITES - CA

Facility Name :	GEORG FISCHER SIGNET LLC
Facility Address :	5462 N IRWINDALE AVE, IRWINDALE, 91706
Site ID :	569918
EI ID :	10857748
EI Description :	Hazardous Waste Generator
Latitude :	34.112870
Longitude :	-117.933260
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Site ID :	569918
EI ID :	10857748
EI Description :	Chemical Storage Facilities
Latitude :	34.112870
Longitude :	-117.933260
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Facility Name :	TRW TECHNAR INC
Facility Address :	5462 NORTH IRWINDALE AVENUE, IRWINDALE, 91706-2048
Site ID :	500468
EI ID :	110009540675
EI Description :	US EPA Air Emission Inventory System (EIS)
Latitude :	34.112570
Longitude :	-117.933970
Agency Hyperlink :	Click here for hyperlink provided by the agency.

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

CALEPA SITES - CA ***(cont.)***

Last Date in Agency List :	2024-05-23

CIWQS - CA

Facility Name :	TRW TECHNAR INC.
Facility Address :	5462 IRWINDALE, IRWINDALE, CA 91706
County :	LOS ANGELES
Place ID :	266638
Agency Name :	TRW TECHNAR INC.
Last Date in Agency List :	2024-07-15

CIWQS 2 - CA

Facility Name :	TRW Technar Inc.
Facility Address :	5462 Irwindale, Irwindale, 91706
County :	Los Angeles
Facility ID :	266638
WDID :	4WIP1080532
Facility Type :	N/R
Region :	4
Place Type :	Facility
Place Subtype :	N/R
Ageny Name :	TRW Technar Inc.
Agency Type :	Privately-Owned Business
Number of Agencies :	1
Status Date :	2005-06-17
Status :	Historical
Status Enrollee :	N
Individual/General :	N/R
Fee Code :	N/R
Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	1
Baseline Flow :	N/R
Population (MS4)/Acres :	N/R
Reclamation :	N/R
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N/R

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

CIWQS 2 - CA ***(cont.)***

Total MMP Violations Number :	0
Total Number of Violations :	0
Total Number of Inspections :	0
Date of Most Recent Completed Inspection:	N/R
Date of Most Recent Received Report :	N/R
Total Number of Final (A+H) Enforcement Actions:	0
Most Recent Effective Date of Enf Action (A+H):	N/R
Program :	WIP
Program Category :	MONITORING
Number of Programs :	1
Complexity :	N/R
Pretreatment :	N/R
Facility Waste Type :	N/R
Reg Measure ID :	150955
Reg Measure Type :	Unregulated
Reg Measure Title :	4WIP1080532
Reg Measure Description :	N/R
SIC 1 :	-
SIC 2 :	-
SIC 3 :	-
Latitude :	34.112567
Longitude :	-117.933973
Last Date in Agency List :	2024-05-08

ECHO

Facility Name :	KEMAC TECHNOLOGY INC.
Facility Address :	5462 NORTH IRWINDALE AVENUE, IRWINDALE, CA 91706
County :	LOS ANGELES
Last Inspection Date :	2003-07-17
Registry ID :	110009540675
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	5351
Informal Count :	0
Last Informal Action Date :	2003-07-17
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

ECHO ***(cont.)***

Programs IN SNC :	0
Current Compliance Status :	No Violation
Three-Year Compliance Status :	_____
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	CENTER OF A FACILITY OR STATION
Accuracy Meters :	99999999
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060302
Derived STCTY FIPS :	06037
Derived Zip :	91706
Derived CD113 :	32
Derived CB2010 :	060374046002193
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	3679 3714
Facility NAICS :	333999 - All Other Miscellaneous General Purpose Machinery Manufacturing, 334419 - Other Electronic Component Manufacturing, 332812 - Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	2003-07-17
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	2003-07-17
Facility Federal Agency :	N/R
TRI Reporter :	N/R

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

ECHO ***(cont.)***

Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.11257
Longitude :	-117.93397
Last Date in Agency List :	2018-03-12

Facility Name :	TRW TECHNAR INC
Facility Address :	5462 NORTH IRWINDALE AVENUE, IRWINDALE, CA 91706
County :	LOS ANGELES

Last Inspection Date :	2003-07-17
Registry ID :	110009540675
FIPS Code :	06037
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	7605
Informal Count :	0
Last Informal Action Date :	2003-07-17
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	CENTER OF A FACILITY OR STATION
Accuracy Meters :	30
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

ECHO ***(cont.)***

Derived STCTY FIPS :	06037
Derived Zip :	91706
Derived CD113 :	32
Derived CB2010 :	060374046002193
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R
Facility NAICS :	333999 - All Other Miscellaneous General Purpose Machinery Manufacturing, 334513 - Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables, 334419 - Other Electronic Component Manufacturing
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	2003-07-17
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	2003-07-17
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

ECHO ***(cont.)***

RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.11257
Longitude :	-117.93397
Last Date in Agency List :	2024-07-12

EJ TOXIC RELEASE

Facility Name :	TRW TECHNAR INC
Facility Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
County :	LOS ANGELES
Registry ID :	110009540675
Program System :	TRIS
Program System ID :	91706TRWTC5462N
EPA Region :	Region 9
Latitude :	34.11257
Longitude :	-117.93397
Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-09-10

ENVIROSTOR - CA

Facility Name :	TRW Technar, Inc.
Facility Address :	5462 N. Irwindale Avenue, Irwindale, CA 91706
County :	LOS ANGELES

Site Details

Cleanup Date :	N/R
Cleanup Status :	Refer: Other Agency
Site Type :	Tiered Permit
Site Type Detailed :	Tiered Permit
Acreage :	N/R
APN :	NONE SPECIFIED
National Priorities List :	NO
Regulatory Agencies Involved :	N/R
Lead Agency :	N/R
Project Manager :	N/R
Supervisor :	N/R
Office :	Cleanup Chatsworth
Envirostor ID :	71002929
Site Code :	N/R

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

ENVIROSTOR - CA ***(cont.)***

Assembly :	48
Senate :	22
Congressional District :	31
Special Program :	N/R
Past Uses :	NONE SPECIFIED
Potential COC :	N/R
Confirmed COC :	N/R
Potential Media Affected :	N/R
Restricted Use :	NO
Site Management Req :	N/R
Funding :	N/R
Latitude :	34.111691
Longitude :	-117.93394
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-15

Alias :
EPA (FRS #) - 110009540675
EPA Identification Number - CAD981972771
Envirostor ID Number - 71002929

Completed Activities

Completed Date :	N/R
Area Name :	N/R
Sub Area Name :	N/R
Document Type :	N/R
Comments :	N/R

FRS

Facility Name :	TRW TECHNAR INC
Facility Address :	5462 NORTH IRWINDALE AVENUE, IRWINDALE, CA 91706-2048
County :	LOS ANGELES

Site Details

Registry ID :	110009540675
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

FRS ***(cont.)***

Source Description : The Emission Inventory System (EIS) maintains an inventory of large stationary sources and voluntarily-reported smaller sources of air point pollution emitters. It contains information about facility sites and their physical location, emission units, emission processes, release points, control approaches, and regulations. Facility inventory data are kept separate from the emissions data and have stable identifiers to improve continuity from year to year and to help identify duplicate or missing facilities.
HWTS-DATAMART provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

Source Description : RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.
TRIS is a publicly available EPA database reported annually by certain covered industry groups, as well as federal facilities. It contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment, and includes information about waste management and pollution prevention activities.

Source Description :

All generators and treatment, storage, and disposal (TSD) facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years. The data collected is used to create the National Biennial Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report. This data is processed within the RCRA Information (RCRAInfo) database.

FRS Environmental Interest

Source and System ID : EIS - 228411
HWTS-DATAMART - CAD981972771
RCRAINFO - CAD981972771
TRIS - 91706TRWTC5462N

HAZNET - CA

Facility Name : GEORG FISCHER SIGNET LLC
Facility Address : 5462 N IRWINDALE AVE, IRWINDALE, CA 91706
County : LOS ANGELES

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAD981972771
Active :	Active
Category :	FEDERAL
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 917060000
Latitude :	34.11239213
Longitude :	-117.93391628
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

State Waste :

2004: 181 - Other inorganic solid waste, 10.1146 tons to NVT330010000
2004: 792 - Liquids with pH <= 2 with metals, 13.99035 tons to CAD008488025
2004: 214 - Unspecified solvent mixture, 0.198 tons to CAD008302903
2004: 181 - Other inorganic solid waste, 20.2272 tons to CAT000646117
2004: 352 - Other organic solids, 0.15 tons to CAT080033681
2003: 181 - Other inorganic solid waste, 10.9564 tons to CAT000646117
2003: 792 - Liquids with pH <= 2 with metals, 12.19725 tons to CAD008488025
2002: 181 - Other inorganic solid waste, 4.214 tons to NVT330010000
2002: 181 - Other inorganic solid waste, 1.6856 tons to CAT000646117
2002: 181 - Other inorganic solid waste, 5.8996 tons to NVT330010000
2002: 792 - Liquids with pH <= 2 with metals, 4.35765 tons to CAD008488025
2002: 181 - Other inorganic solid waste, 5.0568 tons to CAT000646117
2001: 792 - Liquids with pH <= 2 with metals, 2.2935 tons to CAD008488025
2001: 792 - Liquids with pH <= 2 with metals, 12.8435 tons to CAD008488025
2001: 181 - Other inorganic solid waste, 5.0568 tons to CAT080033681
2001: 181 - Other inorganic solid waste, 5.8996 tons to NVT330010000
2000: 181 - Other inorganic solid waste, 6.7424 tons to CAT080033681
2000: 181 - Other inorganic solid waste, 1.25 tons to NVT330010000
2000: 181 - Other inorganic solid waste, 3.3712 tons to NVT330010000
2000: 792 - Liquids with pH <= 2 with metals, 15.1371 tons to CAD008488025
1999: 214 - Unspecified solvent mixture, 0.414 tons to TND000772186

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

HAZNET - CA ***(cont.)***

1999: 181 - Other inorganic solid waste, 0.8428 tons to CAT080033681
1999: 792 - Liquids with pH <= 2 with metals, 0.688 tons to CAD097030993
1999: 223 - Unspecified oil-containing waste, 5.2125 tons to CAT080013352
1999: 122 - Alkaline solution without metals pH >= 12.5, 2.2935 tons to CAT080033681
1999: 791 - Liquids with pH <= 2, 0.8131 tons to CAT080033681
1999: 792 - Liquids with pH <= 2 with metals, 7.2974 tons to CAD008488025
1999: 181 - Other inorganic solid waste, 10.9564 tons to AZD980892731
1998: 791 - Liquids with pH <= 2, 0.2293 tons to CAD044429835
1998: 181 - Other inorganic solid waste, 3.15 tons to CAD044429835

HIST CHMIRS - CA

Facility Address :	5462 north irwindale ave, irwindale, 91706
County :	LOS ANGELES
Notified Date :	1995-03-02 11:36:00
Control Number :	007068
Substance 1 :	ferric chloride
Quantity 1 :	60 gals
Measure 1 :	N/R
Type 1 :	CHEMICAL
Pipeline 1 :	N/R
Vessel 1 (300 Tons) :	N/R
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	N/R
Vessel 2 (300 Tons) :	N/R
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	N/R
Vessel 3 (300 Tons) :	N/R
Description :	operator error- wrong valve left opened
Contained :	NO
Water? :	YES
Water Way :	N/R
Incident Date :	0500/02mar95
Time :	N/R
Spill Site :	OTHER
Site :	N/R
Cause :	N/R

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

HIST CHMIRS - CA ***(cont.)***

Other Causes :	N/R
Injuries (Y/N) :	NO
Injuries Number :	N/R
Fatal (Y/N) :	NO
Fatal Number :	N/R
Evacs (Y/N) :	NO
Evacs Number :	N/R
Cleanup :	rollins environmental
Admin Agency :	N/R

HIST HMS_LOS ANGELES COUNTY - CA

Facility Name :	KEMAC TECHNOLOGY INC
Facility Address :	5462 N IRWINDALE AVE, IRWINDALE, CA

Site Details

File Number :	007902-023516
File Status :	CLOS
Area :	IRWINDALE
Last Date in Agency List :	2014-02-28

Permit Details

Permit :	000014257
Permit Status :	CLOS
Type :	102

Site Details

File Number :	007902-047859
File Status :	CLOS
Area :	IRWINDALE
Last Date in Agency List :	2014-02-28

Permit Details

Permit :	CG1012842
Permit Status :	CLOS
Type :	SS6

Facility Name :	NORAC INC
Facility Address :	5462 N IRWINDALE AVE, IRWINDALE, CA

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

HIST HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Site Details
File Number : 007902-050048
File Status : PERM
Area : IRWINDALE
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000559028
Permit Status : PERM
Type : 101

Facility Name : TRW TECHNAR INC
Facility Address : 5462 N IRWINDALE AVE, IRWINDALE, CA

Site Details
File Number : 007902-I08369
File Status : CLOS
Area : IRWINDALE
Last Date in Agency List : 2014-02-28

Permit Details
Permit : 000011280
Permit Status : CLOS
Type : 102

HWG - CA

Facility Name : GEORG FISCHER SIGNET LLC
Facility Address : 5462 N IRWINDALE AVE, IRWINDALE, CA 91706
County : LOS ANGELES

EPA ID : CAD981972771
Status : Active
Category : FEDERAL
Type : PERMANENT
Facility Type : N/R
Mailing Address : 5462 N IRWINDALE AVE, IRWINDALE, CA 917060000
Owner Name : GEORG FISCHER SIGNET LLC
Owner Address : 5462 N IRWINDALE AVE, IRWINDALE, CA 917060000
Operator Name : CECILIA COTTO
Operator Address : 5462 N IRWINDALE AVE, IRWINDALE, CA 917060000

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

HWG - CA ***(cont.)***

Latitude :	34.11131
Longitude :	-117.934062

MANIFEST EPA

Manifest Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Manifest Number :	026221690JJK
Shipped Date :	2024-03-18
Updated Date :	2024-04-08
Received Date :	2024-03-22
Status :	Signed
Generator ID :	CAD981972771
Generator Name :	GEORG FISCHER SIGNET LLC
Generator Address :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Mailing :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	CAD097030993
Destination Name :	US ECOLOGY VERNON INC.
Destination Mailing :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Address :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Solid
Quantity :	800 Pounds
Quantity Tons, Acute, Non-Acute :	0.4, 0, 0.4
Quantity Kg, Acute, Non-Acute :	0, 362.812
Quantity Tons, Haz, Non-Haz :	, 0.4
Quantity Kg, Haz, Non-Haz :	, 362.812
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 181

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Waste Line Number :	2
Is DOT Hazardous :	Y
DOT ID Number :	UN1993
DOT Information :	UN1993, Waste, Flammable liquids, n.o.s., 3, PGII, ERG#128
Non Waste Description :	N/R
Quantity :	40 Pounds
Quantity Tons, Acute, Non-Acute :	0.02, 0, 0.02
Quantity Kg, Acute, Non-Acute :	0, 18.1406
Quantity Tons, Haz, Non-Haz :	0.02,
Quantity Kg, Haz, Non-Haz :	18.1406,
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	Y
Federal Code :	D001, D035, U057, U213
State Code :	CA - 343

Waste Line Number :	3
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Listed Metals/Organics
Quantity :	250 Pounds
Quantity Tons, Acute, Non-Acute :	0.125, 0, 0.125
Quantity Kg, Acute, Non-Acute :	0, 113.37875
Quantity Tons, Haz, Non-Haz :	, 0.125
Quantity Kg, Haz, Non-Haz :	, 113.37875
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 512

Waste Line Number :	4
Is DOT Hazardous :	Y
DOT ID Number :	UN3082
DOT Information :	UN3082, Environmentally hazardous substances, liquid, n.o.s., 9, PGIII, ERG#171
Non Waste Description :	N/R
Quantity :	45 Pounds
Quantity Tons, Acute, Non-Acute :	0.0225, 0, 0.0225
Quantity Kg, Acute, Non-Acute :	0, 20.408176
Quantity Tons, Haz, Non-Haz :	, 0.0225
Quantity Kg, Haz, Non-Haz :	, 20.408176
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 331

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Waste Line Number :	5
Is DOT Hazardous :	Y
DOT ID Number :	UN3175
DOT Information :	UN3175, Waste Solids containing flammable liquid, n.o.s., 4.1, PGII, ERG#133
Non Waste Description :	N/R
Quantity :	300 Pounds
Quantity Tons, Acute, Non-Acute :	0.15, 0, 0.15
Quantity Kg, Acute, Non-Acute :	0, 136.0545
Quantity Tons, Haz, Non-Haz :	0.15,
Quantity Kg, Haz, Non-Haz :	136.0545,
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	Y
Federal Code :	D001, F003
State Code :	CA - 352

Manifest Details

Manifest Number :	026385796JJK
Shipped Date :	2024-02-12
Updated Date :	2024-03-04
Received Date :	2024-02-16
Status :	Signed
Generator ID :	CAD981972771
Generator Name :	GEORG FISCHER SIGNET LLC
Generator Address :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Mailing :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	CAD097030993
Destination Name :	US ECOLOGY VERNON INC.
Destination Mailing :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Address :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Solid
Quantity :	1400 Pounds

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Quantity Tons, Acute, Non-Acute :	0.7, 0, 0.7
Quantity Kg, Acute, Non-Acute :	0, 634.921
Quantity Tons, Haz, Non-Haz :	, 0.7
Quantity Kg, Haz, Non-Haz :	, 634.921
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 181

Waste Line Number :	2
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Liquid
Quantity :	375 Pounds
Quantity Tons, Acute, Non-Acute :	0.1875, 0, 0.1875
Quantity Kg, Acute, Non-Acute :	0, 170.06813
Quantity Tons, Haz, Non-Haz :	, 0.1875
Quantity Kg, Haz, Non-Haz :	, 170.06813
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 135

Waste Line Number :	3
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Listed Metals/Organics
Quantity :	50 Pounds
Quantity Tons, Acute, Non-Acute :	0.025, 0, 0.025
Quantity Kg, Acute, Non-Acute :	0, 22.67575
Quantity Tons, Haz, Non-Haz :	, 0.025
Quantity Kg, Haz, Non-Haz :	, 22.67575
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 512

Waste Line Number :	4
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Liquid
Quantity :	625 Pounds
Quantity Tons, Acute, Non-Acute :	0.3125, 0, 0.3125

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Quantity Kg, Acute, Non-Acute :	0, 283.4469
Quantity Tons, Haz, Non-Haz :	, 0.3125
Quantity Kg, Haz, Non-Haz :	, 283.4469
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 331

Manifest Details

Manifest Number :	026219599JJK
Shipped Date :	2023-12-19
Updated Date :	2024-04-03
Received Date :	2023-12-29
Status :	Corrected
Generator ID :	CAD981972771
Generator Name :	GEORG FISCHER SIGNET LLC
Generator Address :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Mailing :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	CAD097030993
Destination Name :	US ECOLOGY VERNON INC.
Destination Mailing :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Address :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	Y
DOT ID Number :	UN3175
DOT Information :	UN3175, Waste Solids containing flammable liquid, n.o.s., 4.1, PGII, ERG#133
Non Waste Description :	N/R
Quantity :	120 Pounds
Quantity Tons, Acute, Non-Acute :	0.06, 0, 0.06
Quantity Kg, Acute, Non-Acute :	0, 54.4218
Quantity Tons, Haz, Non-Haz :	0.06,
Quantity Kg, Haz, Non-Haz :	54.4218,
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	Y
Federal Code :	D001, F003

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

State Code : CA - 352

Waste Line Number : 2
Is DOT Hazardous : N
DOT ID Number : N/R
DOT Information : N/R
Non Waste Description : Non Hazardous Liquid
Quantity : 250 Pounds
Quantity Tons, Acute, Non-Acute : 0.125, 0, 0.125
Quantity Kg, Acute, Non-Acute : 0, 113.37875
Quantity Tons, Haz, Non-Haz : , 0.125
Quantity Kg, Haz, Non-Haz : , 113.37875
Management Method : H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste : N
Federal Code : N/R
State Code : CA - 134

Waste Line Number : 3
Is DOT Hazardous : N
DOT ID Number : N/R
DOT Information : N/R
Non Waste Description : Non Hazardous Liquid
Quantity : 220 Pounds
Quantity Tons, Acute, Non-Acute : 0.11, 0, 0.11
Quantity Kg, Acute, Non-Acute : 0, 99.7733
Quantity Tons, Haz, Non-Haz : , 0.11
Quantity Kg, Haz, Non-Haz : , 99.7733
Management Method : H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste : N
Federal Code : N/R
State Code : CA - 135

Waste Line Number : 4
Is DOT Hazardous : Y
DOT ID Number : UN3082

DOT Information : UN3082, Environmentally hazardous substances, liquid, n.o.s., 9, PGIII, ERG#171

Non Waste Description : N/R
Quantity : 50 Pounds
Quantity Tons, Acute, Non-Acute : 0.025, 0, 0.025
Quantity Kg, Acute, Non-Acute : 0, 22.67575
Quantity Tons, Haz, Non-Haz : , 0.025
Quantity Kg, Haz, Non-Haz : , 22.67575
Management Method : H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 331
Waste Line Number :	5
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Liquid
Quantity :	200 Pounds
Quantity Tons, Acute, Non-Acute :	0.1, 0, 0.1
Quantity Kg, Acute, Non-Acute :	0, 90.703
Quantity Tons, Haz, Non-Haz :	, 0.1
Quantity Kg, Haz, Non-Haz :	, 90.703
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 223

Manifest Details

Manifest Number :	025794599JJK
Shipped Date :	2023-11-13
Updated Date :	2023-12-04
Received Date :	2023-11-21
Status :	Signed
Generator ID :	CAD981972771
Generator Name :	GEORG FISCHER SIGNET LLC
Generator Address :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Mailing :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	CAD097030993
Destination Name :	US ECOLOGY VERNON INC.
Destination Mailing :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Address :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Solid
Quantity :	1400 Pounds
Quantity Tons, Acute, Non-Acute :	0.7, 0, 0.7
Quantity Kg, Acute, Non-Acute :	0, 634.921
Quantity Tons, Haz, Non-Haz :	, 0.7
Quantity Kg, Haz, Non-Haz :	, 634.921
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 181

Waste Line Number :	2
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Liquid
Quantity :	600 Pounds
Quantity Tons, Acute, Non-Acute :	0.3, 0, 0.3
Quantity Kg, Acute, Non-Acute :	0, 272.109
Quantity Tons, Haz, Non-Haz :	, 0.3
Quantity Kg, Haz, Non-Haz :	, 272.109
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 135

Waste Line Number :	3
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Liquid
Quantity :	125 Pounds
Quantity Tons, Acute, Non-Acute :	0.0625, 0, 0.0625
Quantity Kg, Acute, Non-Acute :	0, 56.689377
Quantity Tons, Haz, Non-Haz :	, 0.0625
Quantity Kg, Haz, Non-Haz :	, 56.689377
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 134

Waste Line Number :	4
Is DOT Hazardous :	Y
DOT ID Number :	NA3077

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

DOT Information :	NA3077, Hazardous waste, solid, n.o.s., 9, PGIII, ERG#171
Non Waste Description :	N/R
Quantity :	50 Pounds
Quantity Tons, Acute, Non-Acute :	0.025, 0, 0.025
Quantity Kg, Acute, Non-Acute :	0, 22.67575
Quantity Tons, Haz, Non-Haz :	0.025,
Quantity Kg, Haz, Non-Haz :	22.67575,
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	Y
Federal Code :	D011
State Code :	CA - 352

Waste Line Number :	5
Is DOT Hazardous :	Y
DOT ID Number :	UN3175
DOT Information :	UN3175, Waste Solids containing flammable liquid, n.o.s., 4.1, PGII, ERG#133
Non Waste Description :	N/R
Quantity :	150 Pounds
Quantity Tons, Acute, Non-Acute :	0.075, 0, 0.075
Quantity Kg, Acute, Non-Acute :	0, 68.02725
Quantity Tons, Haz, Non-Haz :	0.075,
Quantity Kg, Haz, Non-Haz :	68.02725,
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	Y
Federal Code :	D001, F003
State Code :	CA - 352

Manifest Details

Manifest Number :	025796486JJK
Shipped Date :	2023-10-09
Updated Date :	2023-10-30
Received Date :	2023-10-13
Status :	Signed
Generator ID :	CAD981972771
Generator Name :	GEORG FISCHER SIGNET LLC
Generator Address :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Mailing :	5462 N. IRWINDALE AVE., IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	CAD097030993
Destination Name :	US ECOLOGY VERNON INC.
Destination Mailing :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Address :	5375 S BOYLE AVE, LOS ANGELES, CA 90058
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	1
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Solid
Quantity :	213 Pounds
Quantity Tons, Acute, Non-Acute :	0.1065, 0, 0.1065
Quantity Kg, Acute, Non-Acute :	0, 96.5987
Quantity Tons, Haz, Non-Haz :	, 0.1065
Quantity Kg, Haz, Non-Haz :	, 96.5987
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 181

Waste Line Number :	2
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Liquid
Quantity :	375 Pounds
Quantity Tons, Acute, Non-Acute :	0.1875, 0, 0.1875
Quantity Kg, Acute, Non-Acute :	0, 170.06813
Quantity Tons, Haz, Non-Haz :	, 0.1875
Quantity Kg, Haz, Non-Haz :	, 170.06813
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 135

Waste Line Number :	3
Is DOT Hazardous :	Y
DOT ID Number :	UN3175
DOT Information :	UN3175, Waste Solids containing flammable liquid, n.o.s., 4.1, PGII, ERG#133
Non Waste Description :	N/R
Quantity :	260 Pounds
Quantity Tons, Acute, Non-Acute :	0.13, 0, 0.13
Quantity Kg, Acute, Non-Acute :	0, 117.9139
Quantity Tons, Haz, Non-Haz :	0.13,

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

MANIFEST EPA ***(cont.)***

Quantity Kg, Haz, Non-Haz :	117.9139,
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	Y
Federal Code :	D001, F003
State Code :	CA - 352
Waste Line Number :	4
Is DOT Hazardous :	N
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	Non Hazardous Liquid
Quantity :	125 Pounds
Quantity Tons, Acute, Non-Acute :	0.0625, 0, 0.0625
Quantity Kg, Acute, Non-Acute :	0, 56.689377
Quantity Tons, Haz, Non-Haz :	, 0.0625
Quantity Kg, Haz, Non-Haz :	, 56.689377
Management Method :	H141 - STORAGE, BULKING AND/OR TRANSFER OFF SITE
Is EPA Waste :	N
Federal Code :	N/R
State Code :	CA - 331

RCRA_SQG

Facility Name :	GEORG FISCHER SIGNET LLC
Facility Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
County :	LOS ANGELES
Date Form Received by Agency :	2022-02-28
EPA ID :	CAD981972771
Mailing Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
Contact :	EDWARD DEGROOD
Contact Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
Contact Country :	US
Contact Telephone :	626-248-5202
Contact Email :	ED.DEGROOD@GEORGFISCHER.COM
EPA Region :	09
Land Type :	Private
Source Type :	Annual/Biennial Report updated with Notification
Classification :	Small Quantity Generator
Description :	Handlers that generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.
Last Date in Agency List :	2024-09-18

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

RCRA_SQG ***(cont.)***

Owner/Operator Summary

Owner/Operator Name :	GEORG FISCHER SIGNET LLC
Owner/Operator Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
Owner/Operator Country :	US
Owner/Operator Telephone :	626-260-3394
Owner/Operator Email :	VERONICA.LOPEZ@GEORGFISCHER.COM
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner
Owner/Operator Start Date :	2021-02-24
Owner/Operator End Date :	N/R

Owner/Operator Name :	GEORG FISCHER SIGNET LLC
Owner/Operator Address :	5462 N IRWINDALE AVE, IRWINDALE, CA 91706
Owner/Operator Country :	US
Owner/Operator Telephone :	626-260-3394
Owner/Operator Email :	VERONICA.LOPEZ@GEORGFISCHER.COM
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	2021-02-24
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N/R
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Historical Generators

Date Form Received by Agency :	2021-02-24
Facility Name :	GEORG FISCHER SIGNET LLC
Classification :	Small Quantity Generator

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

RCRA_SQG ***(cont.)***

Date Form Received by Agency :	2004-05-10
Facility Name :	KEMAC TECHNOLOGY INC.
Classification :	Large Quantity Generator
Date Form Received by Agency :	2004-05-10
Facility Name :	KEMAC TECHNOLOGY INC.
Classification :	Small Quantity Generator
Date Form Received by Agency :	2002-03-19
Facility Name :	KEMAC TECHNOLOGY, INC
Classification :	Large Quantity Generator
Date Form Received by Agency :	1996-09-01
Facility Name :	KEMAC TECH INC
Classification :	Large Quantity Generator
Date Form Received by Agency :	1996-04-23
Facility Name :	KEMAC TECH INC
Classification :	Large Quantity Generator
Date Form Received by Agency :	1994-03-29
Facility Name :	TRW SENSOR OPERATIONS
Classification :	Large Quantity Generator
Date Form Received by Agency :	1992-02-28
Facility Name :	TRW TECHNAR INC
Classification :	Large Quantity Generator

Hazardous Waste Summary

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Waste Code / Name :
135 - Unspecified aqueous solution
141 - Off-specification, aged, or surplus inorganics
181 - Other inorganic solid waste
281 - Adhesives
331 - Off-specification, aged, or surplus organics
343 - Unspecified organic liquid mixture
352 - Other organic solids

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

RCRA_SQG ***(cont.)***

512 - Other empty containers 30 gallons or more
D001 - IGNITABLE WASTE
D002 - CORROSIVE WASTE

Notices of Violations Summary

Date of Violation :	2003-07-17
Date Achieved Compliance :	2003-08-18
Regulation Violated :	Y
Area of Violation :	Generators - General
Enforcement Action :	WRITTEN INFORMAL
Enforcement Action Date :	2003-07-17
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	State
Enforcement Lead Agency :	State
Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R

Evaluation Action Summary

Evaluation Date :	2003-07-17
Evaluation :	COMPLIANCE EVALUATION INSPECTION
Area of Violation :	Generators - General
Date Achieved Compliance :	2003-08-18
Evaluation Lead Agency :	State Contractor/Grantee

Facility Name :	KEMAC TECHNOLOGY INC.
Facility Address :	5462 N. IRWINDALE, IRWINDALE, CA 91706
County :	LOS ANGELES

Date Form Received by Agency :	2004-05-10
EPA ID :	CAD981972771
Mailing Address :	5462 N. IRWINDALE, IRWINDALE, CA 91706
Contact :	RICHMOND G TEH
Contact Address :	N/R
Contact Country :	US
Contact Telephone :	626-334-1519
Contact Email :	RTEH@KEMACTECH.COM
EPA Region :	09
Land Type :	Private
Source Type :	Implementer
Classification :	Small Quantity Generator

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

RCRA_SQG ***(cont.)***

Description : Handlers that generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Last Date in Agency List : 2021-01-15

Owner/Operator Summary

Owner/Operator Name :	IRWINDALE PROPERTIES, LLC
Owner/Operator Address :	405 S. MOTOR, AZUSA, CA 91702
Owner/Operator Country :	US
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Owner
Owner/Operator Start Date :	2003-12-27
Owner/Operator End Date :	N/R

Owner/Operator Name :	KEMAC TECHNOLOGY INC.
Owner/Operator Address :	N/R
Owner/Operator Country :	US
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R
Legal Status :	Private
Owner/Operator Type :	Operator
Owner/Operator Start Date :	1995-05-01
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

RCRA_SQG ***(cont.)***

Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Historical Generators

Date Form Received by Agency :	2004-05-10
Facility Name :	KEMAC TECHNOLOGY INC.
Classification :	Large Quantity Generator
Date Form Received by Agency :	2002-03-19
Facility Name :	KEMAC TECHNOLOGY, INC
Classification :	Large Quantity Generator
Date Form Received by Agency :	1996-09-01
Facility Name :	KEMAC TECH INC
Classification :	Large Quantity Generator
Date Form Received by Agency :	1996-04-23
Facility Name :	KEMAC TECH INC
Classification :	Large Quantity Generator
Date Form Received by Agency :	1994-03-29
Facility Name :	TRW SENSOR OPERATIONS
Classification :	Large Quantity Generator
Date Form Received by Agency :	1992-02-28
Facility Name :	TRW TECHNAR INC
Classification :	Large Quantity Generator

Notices of Violations Summary

Date of Violation :	2003-07-17
Date Achieved Compliance :	2003-08-18
Regulation Violated :	Y
Area of Violation :	Generators - General
Enforcement Action :	WRITTEN INFORMAL
Enforcement Action Date :	2003-07-17
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	State
Enforcement Lead Agency :	State

Map Id: K59
Direction: NW
Distance: 0.963 mi., 5083 ft.
Elevation: 492 ft.
Relative: Higher

Site Name : TRW TECHNAR INC. | GEORG FISCHER SIGNET LLC | KEMAC TECHNOLOGY INC 5462 N IRWINDALE AVE | 5462 NORTH IRWINDALE AVENUE | 5462 IRWINDALE IRWINDALE | Irwindale | irwindale, CA

Database(s) : [BRS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, ECHO, EJ TOXIC RELEASE, ENVIROSTOR - CA, FRS, HAZNET - CA, HIST CHMIRS - CA, HIST HMS_LOS ANGELES COUNTY - CA, HWG - CA, MANIFEST EPA, RCRA_SQG] ***(cont.)***

Envirosite ID: 273100
EPA ID: N/R

RCRA_SQG ***(cont.)***

Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R

Evaluation Action Summary

Evaluation Date :	2003-07-17
Evaluation :	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of Violation :	Generators - General
Date Achieved Compliance :	2003-08-18
Evaluation Lead Agency :	State Contractor/Grantee

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA]

Envirosite ID: 41058227
EPA ID: CAC000812688

AFS

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 917020000
County :	Los Angeles

Facility Summary

Program System ID :	CASCA00006037C0536
Facility Registry ID :	110001150227
EPA Region :	EPA Region 9 - AZ, CA, HI, NV, AS, GU
SIC :	4953 - REFUSE SYSTEMS
NAICS :	562920 - Materials Recovery Facilities
Facility Type :	Privately Owned Facility
Air Pollutant Class :	Major Emissions
Air Operating Status :	Operating

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

AFS ***(cont.)***

Current High Priority Violation (HPV):	No Violation Identified
Local Control Region Name :	South Coast Air Quality Management District (Grantee)
Last Date in Agency List :	2024-09-24

Air Pollutant Details

Program System ID :	CASCA00006037C0536
Pollutant :	ADMIN
Substance Registry Services ID (SRS):	N/R
Chemical Abstract Service Number :	N/R
Air Pollutant Class :	Major Emissions

Program System ID :	CASCA00006037C0536
Pollutant :	NITROGEN OXIDES NO2
Substance Registry Services ID (SRS):	167924
Chemical Abstract Service Number :	10102440
Air Pollutant Class :	Major Emissions

Program System ID :	CASCA00006037C0536
Pollutant :	Carbon monoxide
Substance Registry Services ID (SRS):	65052
Chemical Abstract Service Number :	630080
Air Pollutant Class :	Major Emissions

Program System ID :	CASCA00006037C0536
Pollutant :	CFC (CHLOROFLUOROCARBONS)
Substance Registry Services ID (SRS):	761411
Chemical Abstract Service Number :	75718
Air Pollutant Class :	Major Emissions

Program System ID :	CASCA00006037C0536
Pollutant :	FACIL
Substance Registry Services ID (SRS):	N/R
Chemical Abstract Service Number :	N/R
Air Pollutant Class :	Major Emissions

Air Violation History Details

HPV Day Zero Date :	N/R
HPV Resolved Date :	N/R
Program System ID :	CASCA00006037C0536
Activity ID :	N/R
Agency Type :	N/R
State Code :	N/R

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

AFS ***(cont.)***

Air Local Control Region Code (LCON):	N/R
Comp Determination UID :	N/R
Enforcement Response Policy :	N/R
Program :	N/R
Pollutant :	N/R
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R

AST - CA

Facility Name :	CEMEX CONSTRUCTION MAT PACIFIC
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702
County :	Los Angeles County

Site Details

Site ID :	17506
Facility Identifer :	N/R
EPA Identifier :	N/R
Facility Explorer ID :	N/R
Dun and Bradsheet Number :	N/R
Regulatory Programs :	N/R
SIC :	N/R
NAICS :	N/R
Latitude :	34.114365
Longitude :	-117.928776
Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2019-01-08

Chemicals

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Chemical Name :	ACETYLENE
CAS Number :	74-86-2
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	0-2599 Cubic Feet
Days Onsite :	N/R
Physical State(s) :	N/R

Chemical Name :	ADVA 140 CARBOXYLATED POLYETHER
CAS Number :	N/R
Hazard Type(s) :	N/R

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

AST - CA ***(cont.)***

Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	600-1199 Gallons
Days Onsite :	N/R
Physical State(s) :	N/R

Chemical Name :	ADVA 190
CAS Number :	N/R
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	600-1199 Gallons
Days Onsite :	N/R
Physical State(s) :	N/R

Chemical Name :	Ashes
CAS Number :	68131-74-8
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	Tons
Days Onsite :	N/R
Physical State(s) :	N/R

Chemical Name :	Cement, portland, chemicals
CAS Number :	65997-15-1
Hazard Type(s) :	N/R
Max Daily Amount / Unit :	N/R
Average Daily Amount / Unit :	Tons
Days Onsite :	N/R
Physical State(s) :	N/R

CALEPA SITES - CA

Facility Name :	AZUSA LAND RECLAMATION LANDFILL
Facility Address :	1201 GLADSTONE AVENUE, AZUSA, 91702

Site ID :	10331
EI ID :	208348
EI Description :	Tanks & Ground Water Clean Up
Latitude :	34.114347
Longitude :	-117.928659
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2023-04-13

Site ID :	10331
EI ID :	L10005042654
EI Description :	Land Disposal Site

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

CALEPA SITES - CA ***(cont.)***

Latitude :	34.119628
Longitude :	-117.926876
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-06-27

Site ID :	884883
EI ID :	L10005042654
EI Description :	Land Disposal Site
Latitude :	34.119628
Longitude :	-117.926876
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23

Site ID :	636457
EI ID :	L10005042654
EI Description :	Land Disposal Site
Latitude :	34.119628
Longitude :	-117.926876
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2023-07-21

FRS

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702-5142
County :	LOS ANGELES

Site Details

Registry ID :	110001150227
FRS Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-21

Source Description

Source Description :

AIR contains compliance and permit data for stationary sources of air pollution regulated by the EPA, State, and Local air pollution agencies. AFS contains compliance and permit data for stationary sources of air pollution regulated by the EPA, State, and Local air pollution agencies. The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

FRS ***(cont.)***

Source Description :

The Emission Inventory System (EIS) maintains an inventory of large stationary sources and voluntarily-reported smaller sources of air point pollution emitters. It contains information about facility sites and their physical location, emission units, emission processes, release points, control approaches, and regulations. Facility inventory data are kept separate from the emissions data and have stable identifiers to improve continuity from year to year and to help identify duplicate or missing facilities.
HWTS-DATAMART provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

Source Description :

(E-GGRT, accessible through an EPA web page, is used to submit annual reports in support of the EPA rule for mandatory reporting of greenhouse gases (GHG) by large GHG emissions sources. Implementation of 40 CFR part 98 is referred to as the greenhouse gas reporting program (GHGRP). This comprehensive, nationwide emissions data will provide a better understanding of the sources of GHGs and will guide development of the policies and programs to reduce emissions. The publically available data will allow reporters to track their own emissions, compare them to similar facilities, and aid in identifying cost effective opportunities to reduce emissions in the future.

Source Description :

The RBLC database contains case-specific information on the "Best Available" air pollution technologies that have been required to reduce the emission of air pollutants from stationary sources (e.g., power plants, steel mills, chemical plants, etc.). RACT, or Reasonably Available Control Technology, is required on existing sources in areas that are not meeting national ambient air quality standards. BACT, or Best Available Control Technology, is required on major new or modified sources in clean areas. LAER, or Lowest Achievable Emission Rate, is required on major new or modified sources in non-attainment areas.

Source Description :

RCRAInfo is EPA’s comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest

Source and System ID :

AIRS/AFS - 06037C0536
CA-ENVIROVIEW - 10331
E-GGRT - 1007682
EIS - 17589211

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

FRS ***(cont.)***

EIS - 3320511
HWTS-DATAMART - CAD009007626
ICIS - CASCA00006037C0536
RBLC - 25196
RCRAINFO - CAD009007626

Facility Name : CEMEX
Facility Address : 1201 GLADSTONE ST., AZUSA, CA 91702
County : LOS ANGELES

Site Details
Registry ID : 110065979711
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest
Source and System ID : CA-ENVIROVIEW - 188867

Facility Name : MCLAUGHLIN ENGINEERING & MINING, INC
Facility Address : 1201 W. GLADSTONE ST., AZUSA, CA 91702
County : N/R

Site Details
Registry ID : 110070345646
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

FRS ***(cont.)***

Source Description
Source Description : OSHA-OIS

FRS Environmental Interest
Source and System ID : OSHA-OIS - 342778347

Facility Name : SHAMROCK RANCH DISPOSAL SITE
Facility Address : 1201 W GLADSTONE ST, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Registry ID : 110013981860
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2014-03-25

Source Description

Source Description :

The Emission Inventory System (EIS) maintains an inventory of large stationary sources and voluntarily-reported smaller sources of air point pollution emitters. It contains information about facility sites and their physical location, emission units, emission processes, release points, control approaches, and regulations. Facility inventory data are kept separate from the emissions data and have stable identifiers to improve continuity from year to year and to help identify duplicate or missing facilities.

Source Description :

The RBLC database contains case-specific information on the "Best Available" air pollution technologies that have been required to reduce the emission of air pollutants from stationary sources (e.g., power plants, steel mills, chemical plants, etc.). RACT, or Reasonably Available Control Technology, is required on existing sources in areas that are not meeting national ambient air quality standards. BACT, or Best Available Control Technology, is required on major new or modified sources in clean areas. LAER, or Lowest Achievable Emission Rate, is required on major new or modified sources in non-attainment areas.

FRS Environmental Interest
Source and System ID : EIS - 3320511
RBLC - 25196

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

FRS ***(cont.)***

Facility Name : TRANSIT MIXED CONCRETE COMPANY
Facility Address : 1201 GLADSTONE ST W, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Registry ID : 110066686562
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest
Source and System ID : CA-ENVIROVIEW - 237032

HAZNET - CA

Facility Name : 1X TRANSIT MIXED CONCRETE
Facility Address : 1201 E GLADSTONE, AZUSA, CA 91702
County : LOS ANGELES

Site Details
Generator EPA ID : CAC000812688
Active : Inactive
Category : STATE
Facility Types : N/R
Type : TEMPORARY
Contact Name : N/R
Contact Phone : N/R
Facility Mailing Address : P O BOX 54423, LOS ANGELES, CA 900540000
Latitude : 34.11438905
Longitude : -117.92868005
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2021-07-08

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HAZNET - CA ***(cont.)***

Facility Name :	CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAL000257618
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	2365 IRON POINT ROAD, SUITE 120, FOLSOM, CA 956300000
Latitude :	34.11438905
Longitude :	-117.92868005
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

State Waste :

2018: 141 - Off-specification, aged or surplus inorganics, 0.20850 tons to CAD097030993
2018: 223 - Unspecified oil-containing waste, 11.00880 tons to CAT080013352
2018: 352 - Other organic solids, 1.12500 tons to AZR000515924
2018: 135 - Unspecified aqueous solution, 0.14700 tons to CAT080013352
2018: 221 - Waste oil and mixed oil, 0.00000 tons to CAT080013352
2018: 135 - Unspecified aqueous solution, 0.04200 tons to CAD097030993
2018: 343 - Unspecified organic liquid mixture, 0.02500 tons to CAD008252405
2017: 352 - Other organic solids, 0.0375 tons to CAD097030993
2017: 352 - Other organic solids, 1.0875 tons to AZR000515924
2016: 352 - Other organic solids, 0.6 tons to AZR000515924
2016: 352 - Other organic solids, 0.95 tons to CAD097030993
2015: 352 - Other organic solids, 1.335 tons to CAD097030993
2014: 352 - Other organic solids, 0.64 tons to CAD097030993
2013: 352 - Other organic solids, 0.6 tons to CAD981696420
2013: 221 - Waste oil and mixed oil, 2.546 tons to CAD981696420
2013: 352 - Other organic solids, 0.3 tons to CAD097030993

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HAZNET - CA ***(cont.)***

2012: 331 - Off-specification, aged or surplus organics, 0.045 tons to CAD008252405
2012: 221 - Waste oil and mixed oil, 9.652 tons to CAD981696420
2012: 352 - Other organic solids, 0.6 tons to CAD981696420
2011: 352 - Other organic solids, 1.05 tons to CAD981696420
2009: 352 - Other organic solids, 1.175 tons to CAD981696420
2008: 352 - Other organic solids, 0.225 tons to CAD097030993
2008: 352 - Other organic solids, 1.15 tons to CAD981696420
2008: 134 - Aqueous solution with total organic residues less than 10 percent, 0.168 tons to CAT000613893
2007: 134 - Aqueous solution with total organic residues less than 10 percent, 0.084 tons to CAT000613893
2007: 352 - Other organic solids, 1.4 tons to CAD097030993
2007: 241 - Tank bottom waste, 0.417 tons to CAT080013352
2007: 491 - Unspecified sludge waste, 0.68805 tons to CAD097030993
2006: 352 - Other organic solids, 0.25 tons to CAD097030993
2006: 134 - Aqueous solution with total organic residues less than 10 percent, 0.2856 tons to CAT000613893

HIST AFS 2

Facility Name :	AZUSA LAND RECLAMATION
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

Site Details

PEPA :	110001150227
Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
DB Number :	N/R
AQCR :	024
SIC Code :	4953
NIC Code :	562920
DCS :	3
DCL :	A
Government :	0
CMSC :	A
HP1F :	N/R
Last Date in Agency List :	2015-01-14

Air Program Pollutant Data

Region :	09
STTE :	06
County Code :	037

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HIST AFS 2 ***(cont.)***

PCDS :	C0536
APC :	0
PLAP :	CO
DCAP :	3
DCLP :	A
DATT :	A

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	0
PLAP :	NO2
DCAP :	3
DCLP :	A
DATT :	A

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	V
PLAP :	FACIL
DCAP :	3
DCLP :	A
DATT :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	V
PLAP :	ADMIN
DCAP :	9
DCLP :	A
DATT :	A

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	4
PLAP :	CFC
DCAP :	3
DCLP :	A
DATT :	A

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HIST AFS 2 ***(cont.)***

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	0
PLAP :	ADMIN
DCAP :	9
DCLP :	C
DATT :	N/R

Class A Sources - Actions 4

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	0
ANTI :	5C
DTA :	970829
PAM :	000000000

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	V
ANTI :	SR
DTA :	070228
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	V
ANTI :	TR
DTA :	130806
PAM :	N/R

Region :	09
STTE :	06

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HIST AFS 2 ***(cont.)***

County Code :	037
PCDS :	C0536
APC :	0
ANTI :	5C
DTA :	981223
PAM :	000000000

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	0
ANTI :	CB
DTA :	130219
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	V
ANTI :	CB
DTA :	140228
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	V
ANTI :	SR
DTA :	120928
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	0
ANTI :	FS
DTA :	050707
PAM :	N/R

Region :	09
STTE :	06

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HIST AFS 2 ***(cont.)***

County Code :	037
PCDS :	C0536
APC :	0
ANTI :	PS
DTA :	080918
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
APC :	0
ANTI :	CB
DTA :	090226
PAM :	N/R

Facilities with Issued Permits

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
PNME :	AZUSA LAND RECLAMATION
Street :	1201 W GLADSTONE ST, AZUSA, CA 917020000

General Permit Information

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
ASPN :	113465
PMTC :	V
PMTD :	TITLE V PERMIT - PLANT SP

Historical Quarterly 4

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1401
APH :	0

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HIST AFS 2 ***(cont.)***

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1401
APH :	4

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1304
APH :	0

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1202
APH :	4

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1303
APH :	V

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1402
APH :	4

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HIST AFS 2 ***(cont.)***

HDT :	1304
APH :	V
Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1302
APH :	0
Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1203
APH :	4
Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
SCH :	3
HDT :	1403
APH :	4

Permit Events

Region :	09
STTE :	06
County Code :	037
PCDS :	C0536
PAPN :	113465
PATY :	IF
PADL :	*PERMIT AUTHORITY ISSUES FINAL PERMIT
PACN :	001
PDEA :	20041014

HIST AST - CA

Facility Name :	CEMEX CONSTRUCTION MAT PACIFIC
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702
County :	Los Angeles

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HIST AST - CA ***(cont.)***

Site Details

CERS ID :	10293970
Facility ID :	LACoFA0012538
EPA ID :	CAL000257618
Business Name :	CEMEX Construction Materials Pacific, LLC
Phone :	(626) 812-7968
Fax :	626-334-3740
Mailing Address :	3990 CONCOURS SUITE 200, ONTARIO, CA 91764
Owner Name :	CEMEX CONSTRUCTION MAT PACIFIC, LLC
Owner Phone :	909-974-5500
Owner Mailing Address :	3990 E CONCOURS, SUITE 200, ONTARIO, CA 91764
Property Owner Name :	N/R
Property Owner Phone :	N/R
Property Owner Mailing Address :	N/R
Operator Name :	CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC
Operator Phone :	909-974-5562
CUPA :	N/R
Total Gallons :	N/R
Facility Latitude Measure :	34.11436
Facility Longitude Measure :	-117.92878
Last Date in Agency List :	2018-01-31

HIST HWP - CA

Facility Name :	AZUSA LAND RECLAMATION CO INC
Facility Address :	1201 W GLADSTONE ST, AZUSA, 91702-5142
County :	LOS ANGELES
Status Date :	N/R
Status :	KNOWN GENERATORS
Envirostor ID :	CAD009007626
Program Type :	HAZ WASTE
Site Code :	N/R
CalEnviroScreen Score :	86-90%
Latitude :	34.117738
Longitude :	-117.926501
Last Date in Agency List :	2018-06-22

HWG - CA

Facility Name :	1X TRANSIT MIXED CONCRETE
Facility Address :	1201 E GLADSTONE, AZUSA, CA 91702
County :	LOS ANGELES
EPA ID :	CAC000812688
Status :	Inactive
Category :	STATE
Type :	TEMPORARY

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

HWG - CA ***(cont.)***

Facility Type :	N/R
Mailing Address :	P O BOX 54423, LOS ANGELES, CA 900540000
Owner Name :	TRANSIT MIXED CONCRETE
Owner Address :	N/A
Operator Name :	ILONA DE ROSA/PURCH MGR
Operator Address :	N/A
Latitude :	34.114337
Longitude :	-117.922062

Facility Name :	CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
Facility Address :	1201 W GLADSTONE ST, AZUSA, CA 91702
County :	LOS ANGELES

EPA ID :	CAL000257618
Status :	Inactive
Category :	STATE
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	2365 IRON POINT ROAD, SUITE 120, FOLSOM, CA 956300000
Owner Name :	CEMEX CONSTRUCTION MAT PACIFIC LLC
Owner Address :	2365 IRON POINT ROAD, SUITE 120, FOLSOM, CA 956300000
Operator Name :	ERIN LOZA
Operator Address :	1241 MANZANITA DRIVE, UNIT A, HOLLISTER, CA 95023
Latitude :	34.114449
Longitude :	-117.928595

LDS - CA

Facility Name :	AZUSA LAND RECLAMATION LANDFILL
Facility Address :	1201 Gladstone Avenue, AZUSA, CA 91702
County :	Los Angeles

Site Details

Status Date :	2016-05-31
Status :	Open - Operating
Begin Date :	N/R
Global ID :	L10005042654
Site History :	N/R
RB Case Number :	59-102
Potential Media Affected :	N/R
Potential Contaminants of Concern :	N/R
Local Agency :	N/R
Local Case Number :	N/R
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	Regional Board
CUF Case :	NO

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

LDS - CA ***(cont.)***

Caseworker :	DAC
Case Type :	Land Disposal Site
How Discovered :	N/R
How Discovered Description :	N/R
Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	N/R
Latitude :	34.119628
Longitude :	-117.926877
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-08

Contacts Summary

Global ID :	L10005042654
Contact Name :	DOUGLAS CROSS
Contact Type :	Regional Board Caseworker - Primary Caseworker
Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 W. 4TH ST., SUITE 200
City :	LOS ANGELES
Phone Number :	2136202246
Email :	dcross@waterboards.ca.gov

Regulatory Activities

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Date :	2022-01-12
Global ID :	L10005042654
Action Type :	ENFORCEMENT
Action :	Staff Letter - #R4-2009-0098

Date :	2021-12-03
Global ID :	L10005042654
Action Type :	ENFORCEMENT
Action :	Response to Comments

Date :	2020-05-29
Global ID :	L10005042654
Action Type :	ENFORCEMENT
Action :	Staff Letter

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

LDS - CA ***(cont.)***

Date : 2020-02-12
Global ID : L10005042654
Action Type : RESPONSE
Action : Monitoring Report - Other

Date : 2020-02-06
Global ID : L10005042654
Action Type : ENFORCEMENT
Action : Staff Letter

Date : 2020-01-28
Global ID : L10005042654
Action Type : RESPONSE
Action : CAP/RAP - Final Remediation / Design Plan

Date : 2019-11-25
Global ID : L10005042654
Action Type : ENFORCEMENT
Action : Staff Letter

Date : 2019-09-17
Global ID : L10005042654
Action Type : ENFORCEMENT
Action : Staff Letter

Date : 2019-08-30
Global ID : L10005042654
Action Type : RESPONSE
Action : Correspondence

Date : 2019-08-08
Global ID : L10005042654
Action Type : ENFORCEMENT
Action : Staff Letter

Date : 2019-08-02
Global ID : L10005042654
Action Type : ENFORCEMENT
Action : Notice of Violation

Date : 2019-07-31
Global ID : L10005042654

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC 1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

LDS - CA ***(cont.)***

Action Type : RESPONSE
Action : Correspondence

Date : 2019-07-15
Global ID : L10005042654
Action Type : RESPONSE
Action : Correspondence

Date : 2019-06-27
Global ID : L10005042654
Action Type : RESPONSE
Action : Correspondence

Date : 2019-06-26
Global ID : L10005042654
Action Type : RESPONSE
Action : Other Report / Document

Date : 2019-06-13
Global ID : L10005042654
Action Type : RESPONSE
Action : Meeting Notes

Date : 2019-06-07
Global ID : L10005042654
Action Type : RESPONSE
Action : Correspondence

Date : 2019-05-20
Global ID : L10005042654
Action Type : RESPONSE
Action : Water and Leachate Investigation Workplan - Regulator Responded

Date : 2019-03-20
Global ID : L10005042654
Action Type : ENFORCEMENT
Action : PFAS Order - #WQ 2019-0006-DWQ

Date : 2019-01-04
Global ID : L10005042654
Action Type : ENFORCEMENT
Action : Staff Letter

Map Id: 60
Direction: NW
Distance: 0.968 mi., 5109 ft.
Elevation: 533 ft.
Relative: Higher

Site Name : 1X TRANSIT MIXED CONCRETE | AZUSA LAND RECLAMATION LANDFILL | CEMEX CONSTRUCTION MATERIALS PACIFIC LLC
1201 W GLADSTONE ST | 1201 E GLADSTONE | 1201 GLADSTONE AVENUE
AZUSA, CA

Database(s) : [AFS, AST - CA, CALEPA SITES - CA, FRS, HAZNET - CA, HIST AFS 2, HIST AST - CA, HIST HWP - CA, HWG - CA, LDS - CA] ***(cont.)***

Envirosite ID: 41058227
EPA ID: CAC000812688

LDS - CA ***(cont.)***

Status History
Status Date : 2016-05-31
Global ID : L10005042654
Status : Open - Operating

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF]

Envirosite ID: 292290
EPA ID: N/R

CALEPA SITES - CA

Facility Name : HUGHES TRAINING INC
Facility Address : 1200 EAST SAN BERNARDINO ROAD, WEST COVINA, 91790

Site ID : 473040
EI ID : 110002143788
EI Description : US EPA Air Emission Inventory System (EIS)
Latitude : 34.088583
Longitude : -117.914360
Agency Hyperlink : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-05-23

CORRACTS

Facility Name : HUGHES TRAINING, INC.
Facility Address : 1200 E. SAN BERNARDINO ROAD, WEST COVINA, CA 91790-0000
County : LOS ANGELES

EPA ID : CAD008351827
EPA Region : 09
Last Date in Agency List : 2024-09-18

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

CORRACTS ***(cont.)***

HNAICS Code :	335999 - ALL OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT AND COMPONENT MANUFACTURING
Area Name :	ENTIRE FACILITY
Actual Date :	2008-06-26
Action :	CA PROCESS IS TERMINATED-NO FURTHER ACTION
Original Schedule Date :	2008-06-26
Schedule End Date :	N/R
Area Name :	ENTIRE FACILITY
Actual Date :	2008-06-26
Action :	RFA COMPLETED
Original Schedule Date :	2008-06-26
Schedule End Date :	N/R
Area Name :	ENTIRE FACILITY
Actual Date :	2008-06-26
Action :	REMEDY DECISION
Original Schedule Date :	2008-06-26
Schedule End Date :	N/R
Area Name :	ENTIRE FACILITY
Actual Date :	2008-06-26
Action :	DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY
Original Schedule Date :	2008-06-26
Schedule End Date :	N/R
Area Name :	N/R
Actual Date :	2007-12-19
Action :	CA029ST
Original Schedule Date :	N/R
Schedule End Date :	N/R

ECHO

Facility Name :	HUGHES TRAINING INC
Facility Address :	1200 EAST SAN BERNARDINO ROAD, WEST COVINA, CA 91790
County :	LOS ANGELES
Last Inspection Date :	1992-10-19
Registry ID :	110002143788
FIPS Code :	06037
EPA Region :	09

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

ECHO ***(cont.)***

Inspection Count :	0
Last Inspection Days :	11528
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	_____
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	ENTRANCE POINT OF A FACILITY OR STATION
Accuracy Meters :	50
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060402
Derived STCTY FIPS :	06037
Derived Zip :	91722
Derived CD113 :	32
Derived CB2010 :	060374057022004
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	N/R

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

ECHO ***(cont.)***

Facility NAICS :	335999 - All Other Miscellaneous Electrical Equipment and Component Manufacturing, 54171 - Research and Development in the Physical, Engineering, and Life Sciences
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	1992-10-19
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	N/R
NAA Flag :	Y
Latitude :	34.088583
Longitude :	-117.914367
Last Date in Agency List :	2024-07-12

EJ TOXIC RELEASE

Facility Name :	HUGHES TRAINING INC
Facility Address :	1200 E SAN BERNARDINO RD, WEST COVINA, CA 91790
County :	LOS ANGELES
Registry ID :	110002143788
Program System :	TRIS
Program System ID :	91790HNYWL1200E
EPA Region :	Region 9
Latitude :	34.088583
Longitude :	-117.914367
Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-09-10

FRS

Facility Name :	HUGHES TRAINING INC

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

FRS ***(cont.)***

Facility Address : 1200 EAST SAN BERNARDINO ROAD, WEST COVINA, CA 91790
County : LOS ANGELES

Site Details
Registry ID : 110002143788
FRS Facility URL : Click here for hyperlink provided by the agency.
Last Date in Agency List : 2024-08-21

Source Description
Source Description : RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.
TRIS is a publicly available EPA database reported annually by certain covered industry groups, as well as federal facilities. It contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment, and includes information about waste management and pollution prevention activities.

Source Description :

The Emission Inventory System (EIS) maintains an inventory of large stationary sources and voluntarily-reported smaller sources of air point pollution emitters. It contains information about facility sites and their physical location, emission units, emission processes, release points, control approaches, and regulations. Facility inventory data are kept separate from the emissions data and have stable identifiers to improve continuity from year to year and to help identify duplicate or missing facilities.

FRS Environmental Interest
Source and System ID : EIS - 2102411
RCRAINFO - CAD008351827
TRIS - 91790HNYWL1200E

HIST UST - CA

Facility Name : HONEYWELL INC TRAINING AND CON
Facility Address : 1200 E. SAN BERNARDINO ROAD, WEST COVINA, 91790

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

HIST UST - CA ***(cont.)***

County :	Los Angeles
PDF Link :	Click here for hyperlink provided by the agency.

PADS

Facility Name :	HUGHES TRAINING INC.
Facility Address :	1200 E. SAN BERNARDINO ROAD, WEST COVINA, CA 91791
Date Signed :	1991-08-14
EPA ID :	CAD008351827
Contact :	CHARLOTTE SCHLICHTING
Contact Number :	818-915-9301
Contact Title :	N/R
Contact Email :	N/R
Type of PCB Activity :	Generator
Owner Name :	TERRENCE TRICKETT
Mailing Address :	1200 E. SAN BERNARDINO ROAD, WEST COVINA, CA 91791
Region :	09
Last Date in Agency List :	2024-09-23

RAATS

Facility Name :	HUGHES TRAINING, INC.
Facility Address :	1200 E. SAN BERNARDINO ROAD, WEST COVINA, CA 917900000

Notices of Violations Summary

Date of Violation :	1994-11-10
Date Achieved Compliance :	N/R
Regulation Violated :	N
Area of Violation :	N/R
Enforcement Action :	N/R
Enforcement Action Date :	N/R
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	N/R
Enforcement Lead Agency :	N/R
Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R

Date of Violation :	1992-10-19
Date Achieved Compliance :	N/R
Regulation Violated :	N
Area of Violation :	N/R

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

RAATS ***(cont.)***

Enforcement Action :	N/R
Enforcement Action Date :	N/R
Enf. Disposition Status :	N/R
Enf. Disp. Status Date :	N/R
Violation Lead Agency :	N/R
Enforcement Lead Agency :	N/R
Proposed Penalty Amount :	N/R
Final Penalty Amount :	N/R
Paid Penalty Amount :	N/R
Regulation Violated :	N

RCRA_SQG

Facility Name :	HUGHES TRAINING, INC.
Facility Address :	1200 E. SAN BERNARDINO ROAD, WEST COVINA, CA 91790-0000
County :	LOS ANGELES
Date Form Received by Agency :	1992-03-04
EPA ID :	CAD008351827
Mailing Address :	1200 E. SAN BERNARDINO ROAD, WEST COVINA, CA 91790-0000
Contact :	JOE A TEEL
Contact Address :	N/R
Contact Country :	US
Contact Telephone :	310-536-6638
Contact Email :	N/R
EPA Region :	09
Land Type :	Not Reported
Source Type :	Annual/Biennial Report
Classification :	Small Quantity Generator
Description :	Handlers that generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner/Operator Name :	N/R
Owner/Operator Address :	N/R
Owner/Operator Country :	N/R
Owner/Operator Telephone :	N/R
Owner/Operator Email :	N/R
Owner/Operator Fax :	N/R

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

RCRA_SQG ***(cont.)***

Legal Status :	N/R
Owner/Operator Type :	N/R
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	N
Treater, Storer or Disposer of HW :	Y
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Historical Generators

Date Form Received by Agency :	1991-07-31
Facility Name :	HUGHES TRAINING INC
Classification :	Not a generator, verified
Date Form Received by Agency :	1991-07-25
Facility Name :	HUGHES TRAINING INC
Classification :	Large Quantity Generator

Corrective Action Summary

Date / Status / CA Event Description:

2008-06-26 (Active) CA999NF - CA PROCESS IS TERMINATED-NO FURTHER ACTION
2008-06-26 (Active) CA050 - RFA COMPLETED
2008-06-26 (Active) CA400 - REMEDY DECISION
2008-06-26 (Active) CA070NO - DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY
2007-12-19 (Active) CA029ST -

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

RCRA_SQG ***(cont.)***

Notices of Violations Summary

Regulation Violated :	N

Evaluation Action Summary

Evaluation Date :	1994-11-10
Evaluation :	FINANCIAL RECORD REVIEW
Area of Violation :	N/R
Date Achieved Compliance :	N/R
Evaluation Lead Agency :	State

Evaluation Date :	1992-10-19
Evaluation :	COMPLIANCE EVALUATION INSPECTION
Area of Violation :	N/R
Date Achieved Compliance :	N/R
Evaluation Lead Agency :	State Contractor/Grantee

RCRA_TSDF

Facility Name :	HUGHES TRAINING INC
Facility Address :	1200 E SAN BERNARDINO RD, WEST COVINA, CA 91791-1098
County :	LOS ANGELES

Site Details

EPA Handler ID :	CAD008351827
Receive Date :	1991-07-31
Handler Date of Last Change :	2002-06-27
Activity Location :	CA
Mailing Address :	1200 E SAN BERNARDINO RD, WEST COVINA, CA 91791-1098
Mailing Country :	US
Contact Name :	N/R
Contact Title :	N/R
Contact Email Address :	N/R
Contact Address :	N/R
Contact Telephone Number and Extension:	N/R
Contact Facsimile Number :	N/R
Region :	09
Land Type :	Private
Source Type :	Implementer
Sequence Number :	1
Non-Notifier :	N/R
Biennial Report Cycle :	N/R
Federal Facility Indicator :	Not a Federal Facility
Accessibility :	N/R
NAICS Codes :	335999

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

RCRA_TSDF ***(cont.)***

Active Site Indicator :	N/R
Last Date in Agency List :	2024-09-18

Owner/Operator Summary

Owner Name :	N/R
Owner Type :	Not Reported
Owner/Operator Sequence Number :	N/R
Operator Name :	HUGHES TRAINING INC
Operator Type :	Private

Handler Activities Summary

Commercial TSD Indicator :	N
Operating TSDF Universe :	No
Treatment, Storage, and Disposal Type:	Storage, Treatment
Full Enforcement Universe :	No
Permit Renewals Workload Universe :	No
Permit Workload Universe :	No
Permit Progress Universe :	Storage, Treatment
Post-Closure Workload Universe :	No
Closure Workload Universe :	No
TSDFs Potentially Subject to Corrective Action Under 3004 (u)/(v) Universe:	N
TSDFs Only Subject to Corrective Action Under Discretionary Authorities Universe:	Y
Active Site Federally-Regulated Treatment, Storage, and Disposal Facility:	No
Active Site Converter Treatment, Storage, and Disposal Facility:	No
Active Site State-Regulated Treatment, Storage, and Disposal Facility:	No
In a Handler Universe :	N
In a Universe :	Y
Federal Generator Status Universe :	Non-Generator
Short-Term Generator Activity :	N
Importer Activity :	N
Mixed Waste Generator :	N
Federal Waste Generator Code Owner :	HQ
Federal Waste Generator Code :	N
Federal Waste Generator Description :	Not a generator, verified
State Waste Generator Code Owner :	HQ
State Waste Generator Code :	N
Transporter Activity :	N
Transfer Facility Activity :	N
Recycler Activity with Storage :	N

Map Id: 61
Direction: SSE
Distance: 0.969 mi., 5119 ft.
Elevation: 472 ft.
Relative: Higher

Site Name : HUGHES TRAINING INC | HONEYWELL INC TRAINING AND CON
1200 E. SAN BERNARDINO ROAD | 1200 EAST SAN BERNARDINO ROAD | 1200 E SAN BERNARDINO RD
WEST COVINA, CA

Database(s) : [CALEPA SITES - CA, CORRACTS, ECHO, EJ TOXIC RELEASE, FRS, HIST UST - CA, PADS, RAATS, RCRA_SQG, RCRA_TSDF] ***(cont.)***

Envirosite ID: 292290
EPA ID: N/R

RCRA_TSDF ***(cont.)***

Small Quantity On-site Burner Exemption:	N
Smelting, Melting, and Refining Furnace Exemption:	N
Underground Injection Control :	N
Off-site Waste Receipt :	N
Universal Waste Indicator :	N
Universal Waste Destination Facility:	N
Federal Universal Waste :	N
Used Oil Transporter :	N
Used Oil Transfer Facility :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Burner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Active Site State-Regulated Handler :	---
Corrective Action Workload Universe :	No NCAPS ranking
Subject to Corrective Action Universe:	Y
Non-TSDFs Where RCRA Corrective Action Has Been Imposed Universe:	N
Corrective Action Priority Ranking :	No NCAPS ranking
Environmental Control Indicator :	N
Institutional Control Indicator :	N
Human Exposure Controls Indicator :	N/A
Groundwater Controls Indicator :	N/A
Significant Non-Complier Universe :	N
Unaddressed Significant Non-Complier Universe:	N
Addressed Significant Non-Complier Universe:	N
Significant Non-Complier With a Compliance Schedule Universe:	N
Financial Assurance Required :	-----
Public Notes :	N/R
Recognized Trader - Importer :	N
Recognized Trader - Exporter :	N
Importer of Spent Lead Acid Batteries:	N
Exporter of Spent Lead Acid Batteries:	N
Recycler Activity without Storage :	N
Manifest Broker :	N
Subpart P :	N

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA]

Envirosite ID: 221346
EPA ID: CAC099466310

AFS

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
County :	Los Angeles

Facility Summary

Program System ID :	CASCA00006037C8871
Facility Registry ID :	110000477332
EPA Region :	EPA Region 9 - AZ, CA, HI, NV, AS, GU
SIC :	3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
NAICS :	331222 - Steel Wire Drawing
Facility Type :	Privately Owned Facility
Air Pollutant Class :	Major Emissions
Air Operating Status :	Operating
Current High Priority Violation (HPV):	No Violation Identified
Local Control Region Name :	South Coast Air Quality Management District (Grantee)
Last Date in Agency List :	2024-09-24

Air Pollutant Details

Program System ID :	CASCA00006037C8871
Pollutant :	FACIL
Substance Registry Services ID (SRS):	N/R
Chemical Abstract Service Number :	N/R
Air Pollutant Class :	Major Emissions

Program System ID :	CASCA00006037C8871
Pollutant :	ADMIN
Substance Registry Services ID (SRS):	N/R
Chemical Abstract Service Number :	N/R
Air Pollutant Class :	Major Emissions

Program System ID :	CASCA00006037C8871
Pollutant :	NITROGEN OXIDES NO2
Substance Registry Services ID (SRS):	167924
Chemical Abstract Service Number :	10102440
Air Pollutant Class :	Major Emissions

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

AFS ***(cont.)***

Air Violation History Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

HPV Day Zero Date :	2013-06-11
HPV Resolved Date :	2014-03-25
Program System ID :	CASCA00006037C8871
Activity ID :	3400405318
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100125
Enforcement Response Policy :	High Priority Violation
Program :	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards Title V Permits
Pollutant :	FACIL
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R

HPV Day Zero Date :	2011-12-31
HPV Resolved Date :	2012-08-02
Program System ID :	CASCA00006037C8871
Activity ID :	3400405312
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100103
Enforcement Response Policy :	High Priority Violation
Program :	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards Title V Permits
Pollutant :	FACIL
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R

HPV Day Zero Date :	2008-10-15
HPV Resolved Date :	2010-02-26
Program System ID :	CASCA00006037C8871
Activity ID :	3400405308

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

AFS ***(cont.)***

Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100083
Enforcement Response Policy :	High Priority Violation
Program :	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards Title V Permits
Pollutant :	FACIL
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R
HPV Day Zero Date :	2006-08-08
HPV Resolved Date :	2007-01-16
Program System ID :	CASCA00006037C8871
Activity ID :	3400405303
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100061
Enforcement Response Policy :	High Priority Violation
Program :	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards Title V Permits
Pollutant :	NITROGEN OXIDES NO2
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R
HPV Day Zero Date :	2005-12-09
HPV Resolved Date :	2006-05-24
Program System ID :	CASCA00006037C8871
Activity ID :	3400405299
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100035
Enforcement Response Policy :	High Priority Violation
Program :	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards Title V Permits
Pollutant :	FACIL NITROGEN OXIDES NO2

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

AFS ***(cont.)***

Earliest Determination Date of Federally Reportable Violation (FRV):	N/R
HPV Day Zero Date :	2005-02-16
HPV Resolved Date :	2005-08-10
Program System ID :	CASCA00006037C8871
Activity ID :	3400405294
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100031
Enforcement Response Policy :	High Priority Violation
Program :	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards Title V Permits
Pollutant :	FACIL
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R
HPV Day Zero Date :	2004-06-23
HPV Resolved Date :	2005-04-08
Program System ID :	CASCA00006037C8871
Activity ID :	3400405290
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100027
Enforcement Response Policy :	High Priority Violation
Program :	Title V Permits
Pollutant :	FACIL
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R
HPV Day Zero Date :	2003-05-22
HPV Resolved Date :	2004-06-16
Program System ID :	CASCA00006037C8871
Activity ID :	3400405287
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100023
Enforcement Response Policy :	High Priority Violation

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

AFS ***(cont.)***

Program :	Title V Permits
Pollutant :	FACIL
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R
HPV Day Zero Date :	2003-01-15
HPV Resolved Date :	2003-05-28
Program System ID :	CASCA00006037C8871
Activity ID :	3400405283
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100019
Enforcement Response Policy :	High Priority Violation
Program :	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Pollutant :	FACIL
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R
HPV Day Zero Date :	2001-09-07
HPV Resolved Date :	2001-09-12
Program System ID :	CASCA00006037C8871
Activity ID :	3400405281
Agency Type :	Local
State Code :	CA
Air Local Control Region Code (LCON):	SCA
Comp Determination UID :	CASCAA000006037C887100012
Enforcement Response Policy :	High Priority Violation
Program :	Title V Permits
Pollutant :	OTHER
Earliest Determination Date of Federally Reportable Violation (FRV):	N/R

CALEPA SITES - CA

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, BALDWIN PARK, 91706
Site ID :	24099
EI ID :	91706DVSWL5555I

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

CALEPA SITES - CA ***(cont.)***

EI Description :	Toxic Release Inventory
Latitude :	34.112610
Longitude :	-117.936950
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE., IRWINDALE, 917062070
Site ID :	463920
EI ID :	110000477332
EI Description :	US EPA Air Emission Inventory System (EIS)
Latitude :	34.113297
Longitude :	-117.936210
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Facility Name :	DAVIS WIRE CORPORATION
Facility Address :	5555 IRWINDALE AVENUE, IRWINDALE, 91706
Site ID :	602257
EI ID :	T10000015671
EI Description :	Cleanup Program Site
Latitude :	34.113640
Longitude :	-117.934180
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2022-12-21
Site ID :	849521
EI ID :	T10000015671
EI Description :	Cleanup Program Site
Latitude :	34.113640
Longitude :	-117.934180
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-05-23
Site ID :	649257
EI ID :	T10000015671
EI Description :	Cleanup Program Site
Latitude :	34.113640

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

CALEPA SITES - CA ***(cont.)***

Longitude :	-117.934180
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2023-07-21

CIWQS - CA

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
County :	LOS ANGELES
Place ID :	S916651
Agency Name :	DAVIS WIRE CORP
Last Date in Agency List :	2024-07-15
Facility Name :	DAVIS WIRE CORPORATION
Facility Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706
County :	LOS ANGELES
Place ID :	S864253
Agency Name :	DAVIS WIRE CORPORATION
Last Date in Agency List :	2024-07-15

CIWQS 2 - CA

Facility Name :	Davis Wire Corp
Facility Address :	5555 Irwindale Avenue, Irwindale, 91706
County :	Los Angeles
Facility ID :	221076
WDID :	4WIP1080533
Facility Type :	All other facilities
Region :	4
Place Type :	Facility
Place Subtype :	N/R
Ageny Name :	Davis Wire Corporation
Agency Type :	Privately-Owned Business
Number of Agencies :	1
Status Date :	2005-06-17
Status :	Historical
Status Enrollee :	N
Individual/General :	N/R
Fee Code :	N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

CIWQS 2 - CA ***(cont.)***

Staff Assigned :	N/R
Number of Staff Assigned :	N/R
Supervisor :	N/R
Number of Supervisor :	N/R
Number of Amendments :	0
Number of Reg Measures :	1
Baseline Flow :	N/R
Population (MS4)/Acres :	N/R
Reclamation :	N/R
CAFO Type :	N/R
CAFO Subtype :	N/R
CAFO Population :	N/R
Onsite :	N/R
Quality Assurance :	N/R
RCRA Flag :	N
Total MMP Violations Number :	0
Total Number of Violations :	0
Total Number of Inspections :	0
Date of Most Recent Completed Inspection:	N/R
Date of Most Recent Received Report :	N/R
Total Number of Final (A+H) Enforcement Actions:	0
Most Recent Effective Date of Enf Action (A+H):	N/R
Program :	WIP
Program Category :	MONITORING
Number of Programs :	1
Complexity :	N/R
Pretreatment :	N/R
Facility Waste Type :	N/R
Reg Measure ID :	153576
Reg Measure Type :	Unregulated
Reg Measure Title :	4WIP1080533
Reg Measure Description :	N/R
SIC 1 :	3315 - Steel Wiredrawing and Steel Nails and Spikes
SIC 2 :	-
SIC 3 :	-
Latitude :	34.11094
Longitude :	-117.934152
Last Date in Agency List :	2024-05-08

DOCKET

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Site Activity Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Enforcement Action Case Number :	CASCAA000006037C887100009
Activity ID :	3400626470
Enforcement Action Name :	DAVIS WIRE CORP
Last Date in Agency List :	2018-12-17
Final Ordr Iss/Final Order Enter Date:	N/R
Complaint/Proposed Order Actual Date:	N/R
Final Order Issued Actual Date :	N/R
Final Order Name :	N/R

Complaint Summary

Respondent/Defendant Name :	N/R
Named in Complaint :	N/R
Named in Final Order :	N/R
SEP Category :	N/R
SEP Description :	N/R
Regional Docket Number :	N/R

Standard Industrial Classification (SIC) Summary

Registry ID :	110000477332
Primary SIC :	3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS :	331222 - Steel Wire Drawing
Settlement FRS ICIS Facility :	N/R - N/R
Pollutants (SRS) :	N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Admin EA Closed Actual Date :	1998-10-01
Enforcement Action Name :	DAVIS WIRE CORP 06037C887100009
Enforcement Action Resolution :	N/R
Violation Types :	N/R
Case Law Sections :	CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary

Compliance Action Cost :	N/R
EPA Penalty Assessed Amount :	N/R
Cost Recovery Required :	N/R
Cost of SEP :	N/R
Cost of Complying Actions :	N/R

Site Activity Details

Enforcement Action Case Number :	CASCAA000006037C887100010
Activity ID :	3400626446
Enforcement Action Name :	DAVIS WIRE CORP
Last Date in Agency List :	2019-02-25
Final Ordr Iss/Final Order Enter Date:	2000-07-26
Complaint/Proposed Order Actual Date:	N/R
Final Order Issued Actual Date :	2000-07-26
Final Order Name :	DAVIS WIRE CORP 06037C887100010

Complaint Summary

Respondent/Defendant Name :	N/R
Named in Complaint :	N/R
Named in Final Order :	N/R
SEP Category :	N/R
SEP Description :	N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Regional Docket Number : N/R

Standard Industrial Classification (SIC) Summary
Registry ID : 110000477332
Primary SIC : 3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS : 331222 - Steel Wire Drawing

Settlement FRS ICIS Facility : 3400125096 - DAVIS WIRE CORP

Pollutants (SRS) : N/R

Admin EA Closed Actual Date : N/R
Enforcement Action Name : N/R
Enforcement Action Resolution : N/R

Violation Types : N/R

Case Law Sections : CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary
Compliance Action Cost : 0
EPA Penalty Assessed Amount : 0
Cost Recovery Required : N/R
Cost of SEP : 0
Cost of Complying Actions : N/R

Site Activity Details
Enforcement Action Case Number : CASCAA000006037C887100013
Activity ID : 3400626468
Enforcement Action Name : DAVIS WIRE CORP
Last Date in Agency List : 2018-12-17

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Final Ordr Iss/Final Order Enter Date:	N/R
Complaint/Proposed Order Actual Date:	N/R
Final Order Issued Actual Date :	N/R
Final Order Name :	N/R

Complaint Summary

Respondent/Defendant Name :	N/R
Named in Complaint :	N/R
Named in Final Order :	N/R
SEP Category :	N/R
SEP Description :	N/R
Regional Docket Number :	N/R

Standard Industrial Classification (SIC) Summary

Registry ID :	110000477332
Primary SIC :	3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS :	331222 - Steel Wire Drawing
Settlement FRS ICIS Facility :	N/R - N/R
Pollutants (SRS) :	N/R
Admin EA Closed Actual Date :	2001-08-08
Enforcement Action Name :	DAVIS WIRE CORP 06037C887100013
Enforcement Action Resolution :	N/R
Violation Types :	N/R
Case Law Sections :	CAA OTHER - Violations not covered elsewhere

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Violation Penalties and Compliance Summary

Compliance Action Cost :	N/R
EPA Penalty Assessed Amount :	N/R
Cost Recovery Required :	N/R
Cost of SEP :	N/R
Cost of Complying Actions :	N/R

Site Activity Details

Enforcement Action Case Number :	CASCAA000006037C887100014
Activity ID :	3400626443
Enforcement Action Name :	DAVIS WIRE CORP
Last Date in Agency List :	2019-02-25
Final Ordr Iss/Final Order Enter Date:	2001-09-12
Complaint/Proposed Order Actual Date:	N/R
Final Order Issued Actual Date :	2001-09-12
Final Order Name :	DAVIS WIRE CORP 06037C887100014

Complaint Summary

Respondent/Defendant Name :	N/R
Named in Complaint :	N/R
Named in Final Order :	N/R
SEP Category :	N/R
SEP Description :	N/R
Regional Docket Number :	N/R

Standard Industrial Classification (SIC) Summary

Registry ID :	110000477332
Primary SIC :	3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS :	331222 - Steel Wire Drawing
Settlement FRS ICIS Facility :	3400125096 - DAVIS WIRE CORP

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Pollutants (SRS) : N/R

Admin EA Closed Actual Date : N/R
Enforcement Action Name : N/R
Enforcement Action Resolution : N/R

Violation Types : N/R

Case Law Sections : CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary
Compliance Action Cost : 0
EPA Penalty Assessed Amount : 0
Cost Recovery Required : N/R
Cost of SEP : 0
Cost of Complying Actions : N/R

Site Activity Details
Enforcement Action Case Number : CASCAA000006037C887100020
Activity ID : 3400626465
Enforcement Action Name : DAVIS WIRE CORP
Last Date in Agency List : 2018-12-17

Final Ordr Iss/Final Order Enter Date: N/R
Complaint/Proposed Order Actual Date: N/R
Final Order Issued Actual Date : N/R
Final Order Name : N/R

Complaint Summary
Respondent/Defendant Name : N/R
Named in Complaint : N/R
Named in Final Order : N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

SEP Category : N/R
SEP Description : N/R

Regional Docket Number : N/R

Standard Industrial Classification (SIC) Summary
Registry ID : 110000477332
Primary SIC : 3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS : 331222 - Steel Wire Drawing

Settlement FRS ICIS Facility : N/R - N/R

Pollutants (SRS) : N/R

Admin EA Closed Actual Date : 2002-05-15
Enforcement Action Name : DAVIS WIRE CORP 06037C887100020
Enforcement Action Resolution : N/R

Violation Types : N/R

Case Law Sections : CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary
Compliance Action Cost : N/R
EPA Penalty Assessed Amount : N/R
Cost Recovery Required : N/R
Cost of SEP : N/R
Cost of Complying Actions : N/R

Site Activity Details
Enforcement Action Case Number : CASCAA000006037C887100021
Activity ID : 3400626442
Enforcement Action Name : DAVIS WIRE CORP

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Last Date in Agency List : 2019-02-25

Final Ordr Iss/Final Order Enter Date: 2003-01-21
Complaint/Proposed Order Actual Date: N/R
Final Order Issued Actual Date : 2003-01-21
Final Order Name : DAVIS WIRE CORP 06037C887100021

Complaint Summary
Respondent/Defendant Name : N/R
Named in Complaint : N/R
Named in Final Order : N/R

SEP Category : N/R
SEP Description : N/R

Regional Docket Number : N/R

Standard Industrial Classification (SIC) Summary
Registry ID : 110000477332
Primary SIC : 3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS : 331222 - Steel Wire Drawing

Settlement FRS ICIS Facility : 3400125096 - DAVIS WIRE CORP

Pollutants (SRS) : N/R

Admin EA Closed Actual Date : N/R
Enforcement Action Name : N/R
Enforcement Action Resolution : N/R

Violation Types : N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Case Law Sections :	CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary

Compliance Action Cost :	0
EPA Penalty Assessed Amount :	0
Cost Recovery Required :	N/R
Cost of SEP :	0
Cost of Complying Actions :	N/R

Site Activity Details

Enforcement Action Case Number :	CASCAA000006037C887100024
Activity ID :	3400626463
Enforcement Action Name :	DAVIS WIRE CORP
Last Date in Agency List :	2018-12-17
Final Ordr Iss/Final Order Enter Date:	N/R
Complaint/Proposed Order Actual Date:	N/R
Final Order Issued Actual Date :	N/R
Final Order Name :	N/R

Complaint Summary

Respondent/Defendant Name :	N/R
Named in Complaint :	N/R
Named in Final Order :	N/R
SEP Category :	N/R
SEP Description :	N/R
Regional Docket Number :	N/R

Standard Industrial Classification (SIC) Summary

Registry ID :	110000477332
Primary SIC :	3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS :	331222 - Steel Wire Drawing

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Settlement FRS ICIS Facility : N/R - N/R

Pollutants (SRS) : N/R

Admin EA Closed Actual Date : 2003-03-20
Enforcement Action Name : DAVIS WIRE CORP 06037C887100024
Enforcement Action Resolution : N/R

Violation Types : N/R

Case Law Sections : CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary
Compliance Action Cost : N/R
EPA Penalty Assessed Amount : N/R
Cost Recovery Required : N/R
Cost of SEP : N/R
Cost of Complying Actions : N/R

Site Activity Details
Enforcement Action Case Number : CASCAA000006037C887100025
Activity ID : 3400626439
Enforcement Action Name : DAVIS WIRE CORP
Last Date in Agency List : 2019-02-25

Final Ordr Iss/Final Order Enter Date: 2003-06-03
Complaint/Proposed Order Actual Date: N/R
Final Order Issued Actual Date : 2003-06-03
Final Order Name : DAVIS WIRE CORP 06037C887100025

Complaint Summary
Respondent/Defendant Name : N/R
Named in Complaint : N/R
Named in Final Order : N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

SEP Category : N/R
SEP Description : N/R

Regional Docket Number : N/R

Standard Industrial Classification (SIC) Summary
Registry ID : 110000477332
Primary SIC : 3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS : 331222 - Steel Wire Drawing

Settlement FRS ICIS Facility : 3400125096 - DAVIS WIRE CORP

Pollutants (SRS) : N/R

Admin EA Closed Actual Date : N/R
Enforcement Action Name : N/R
Enforcement Action Resolution : N/R

Violation Types : N/R

Case Law Sections : CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary
Compliance Action Cost : 0
EPA Penalty Assessed Amount : 0
Cost Recovery Required : N/R
Cost of SEP : 0
Cost of Complying Actions : N/R

Site Activity Details
Enforcement Action Case Number : CASCAA000006037C887100028
Activity ID : 3400626461
Enforcement Action Name : DAVIS WIRE CORP

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Last Date in Agency List : 2018-12-17

Final Ordr Iss/Final Order Enter Date: N/R
Complaint/Proposed Order Actual Date: N/R
Final Order Issued Actual Date : N/R
Final Order Name : N/R

Complaint Summary
Respondent/Defendant Name : N/R
Named in Complaint : N/R
Named in Final Order : N/R

SEP Category : N/R
SEP Description : N/R

Regional Docket Number : N/R

Standard Industrial Classification (SIC) Summary
Registry ID : 110000477332
Primary SIC : 3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS : 331222 - Steel Wire Drawing

Settlement FRS ICIS Facility : N/R - N/R

Pollutants (SRS) : N/R

Admin EA Closed Actual Date : 2004-04-27
Enforcement Action Name : DAVIS WIRE CORP 06037C887100028
Enforcement Action Resolution : N/R

Violation Types : N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Case Law Sections :	CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary

Compliance Action Cost :	N/R
EPA Penalty Assessed Amount :	N/R
Cost Recovery Required :	N/R
Cost of SEP :	N/R
Cost of Complying Actions :	N/R

Site Activity Details

Enforcement Action Case Number :	CASCAA000006037C887100029
Activity ID :	3400626438
Enforcement Action Name :	DAVIS WIRE CORP
Last Date in Agency List :	2019-02-25
Final Ordr Iss/Final Order Enter Date:	2004-06-25
Complaint/Proposed Order Actual Date:	N/R
Final Order Issued Actual Date :	2004-06-25
Final Order Name :	DAVIS WIRE CORP 06037C887100029

Complaint Summary

Respondent/Defendant Name :	N/R
Named in Complaint :	N/R
Named in Final Order :	N/R
SEP Category :	N/R
SEP Description :	N/R
Regional Docket Number :	N/R

Standard Industrial Classification (SIC) Summary

Registry ID :	110000477332
Primary SIC :	3315 - STEEL WIREDRAWING AND STEEL NAILS AND SPIKES
Primary NAICS :	331222 - Steel Wire Drawing

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

DOCKET ***(cont.)***

Settlement FRS ICIS Facility :	3400125096 - DAVIS WIRE CORP
Pollutants (SRS) :	N/R
Admin EA Closed Actual Date :	N/R
Enforcement Action Name :	N/R
Enforcement Action Resolution :	N/R
Violation Types :	N/R
Case Law Sections :	CAA OTHER - Violations not covered elsewhere

Violation Penalties and Compliance Summary

Compliance Action Cost :	0
EPA Penalty Assessed Amount :	0
Cost Recovery Required :	N/R
Cost of SEP :	0
Cost of Complying Actions :	N/R

ECHO

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE., IRWINDALE, CA 91706
County :	LOS ANGELES
Last Inspection Date :	2022-09-20
Registry ID :	110000477332
FIPS Code :	06037
EPA Region :	09
Inspection Count :	9
Last Inspection Days :	600
Informal Count :	1
Last Informal Action Date :	2021-03-05
Formal Action Count :	0
Last Formal Action Date :	2013-06-18
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	2008-10-17
Last Penalty Amount :	11750

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

ECHO ***(cont.)***

QTRS IN NC :	5
Programs IN SNC :	0
Current Compliance Status :	No Violation Identified
Three-Year Compliance Status :	VVVVV_____
Collection Method :	INTERPOLATION-SATELLITE
Reference Point :	CENTER OF A FACILITY OR STATION
Accuracy Meters :	18700
Derived Tribes :	N/R
Derived HUC :	18070106
Derived WBD :	180701060601
Derived STCTY FIPS :	06037
Derived Zip :	91702
Derived CD113 :	32
Derived CB2010 :	060374046002191
MYRTK Universe :	NNY
NPDES IDs :	CAW497928 CAZ190045
CWA Permit Types :	Non-M
CWA Compliance Tracking :	On
CWA NAICS :	N/R
CWA SICS :	3315
CWA Inspection Count :	N/R
CWA Last Inspection Days :	2297
CWA Informal Count :	1
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	5
CWA Current Compliance Status :	No Violation Identified
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	VVVVV_____
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	Click here for hyperlink provided by the agency.
Facility SIC :	3315
Facility NAICS :	331222 - Steel Wire Drawing, 332618 - Other Fabricated Wire Product Manufacturing, 332214 - Kitchen Utensil, Pot, and Pan Manufacturing
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	2022-09-20
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	2013-06-18
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	2021-03-05

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

ECHO ***(cont.)***

Facility Federal Agency :	N/R
TRI Reporter :	Y
Facility Imp Water Flag :	Y
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeak Bay Flag :	N/R
AIR Flag :	Y
NPDES Flag :	Y
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	Y
GHG Flag :	N
Major Flag :	Y
Active Flag :	Y
NAA Flag :	Y
Latitude :	34.113297
Longitude :	-117.936214
Last Date in Agency List :	2024-07-12

EJ HAZ WASTE

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706-0000
EPA ID :	CAD099466310
Latitude :	34.113297
Longitude :	-117.936214
Facility Link :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-09-10

EJ TOXIC RELEASE

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, BALDWIN PARK, CA 91706
County :	LOS ANGELES COUNTY
Registry ID :	110000477332
Program System :	TRIS
Program System ID :	91706DVSWL5555I
EPA Region :	Region 9
Latitude :	34.113297
Longitude :	-117.936214

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

EJ TOXIC RELEASE ***(cont.)***

Facility URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-09-10

EMI - CA

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, 91706
County :	Los Angeles
Facility ID :	7411
Air Basin Code :	South Coast
District :	SOUTH COAST AQMD
County ID :	LA
SIC Code :	3315
CHAPIS :	N/R
CERR Code :	N/R
Last Date in Agency List :	2024-05-21

Additional Details

Year :	2022
Total Organic Gases (Tons/Year) :	.64636077765373218388322132137746521332 01
Reactive Organic Gases (Tons/Year) :	.28621387
Carbon Monoxide (Tons/Year) :	2.13726705
Nitrogen Oxides (Tons/Year) :	4.15004048
Sulfur Oxides (Tons/Year) :	.0274320688
Particulate Matter (Tons/Year) :	6.069912575
Fine Particulate Matter (Tons/Year) :	4.04730793955

ENVIROSTOR - CA

Facility Name :	The Davis Wire Co.
Facility Address :	5555 Irwindale Avenue, Irwindale, CA 91706
County :	LOS ANGELES

Site Details

Cleanup Date :	N/R
Cleanup Status :	Refer: Other Agency
Site Type :	Tiered Permit
Site Type Detailed :	Tiered Permit
Acreage :	N/R
APN :	NONE SPECIFIED

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

ENVIROSTOR - CA ***(cont.)***

National Priorities List :	NO
Regulatory Agencies Involved :	N/R
Lead Agency :	N/R
Project Manager :	N/R
Supervisor :	N/R
Office :	Cleanup Chatsworth
Envirostor ID :	71002657
Site Code :	N/R
Assembly :	48
Senate :	22
Congressional District :	31
Special Program :	N/R
Past Uses :	NONE SPECIFIED
Potential COC :	N/R
Confirmed COC :	N/R
Potential Media Affected :	N/R
Restricted Use :	NO
Site Management Req :	N/R
Funding :	N/R
Latitude :	34.112613
Longitude :	-117.936953
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-15

Alias :
EPA (FRS #) - 110000477332
EPA Identification Number - CAD099466310
Envirostor ID Number - 71002657

Completed Activities

Completed Date :	N/R
Area Name :	N/R
Sub Area Name :	N/R
Document Type :	N/R
Comments :	N/R

HAZNET - CA

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
County :	LOS ANGELES

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HAZNET - CA ***(cont.)***

Site Details

Generator EPA ID :	CAD099466310
Active :	Inactive
Category :	FEDERAL
Facility Types :	N/R
Type :	PERMANENT
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5555 N IRWINDALE AVE, IRWINDALE, CA 917061097
Latitude :	34.11331987
Longitude :	-117.93413082
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

State Waste :

2019: 491 - Unspecified sludge waste, 32.99200 tons to NVT330010000
2019: 181 - Other inorganic solid waste, 31.34240 tons to AZR000506980
2019: 331 - Off-specification, aged or surplus organics, 0.06250 tons to NVT330010000
2019: 491 - Unspecified sludge waste, 0.90000 tons to NVT330010000
2019: 221 - Waste oil and mixed oil, 0.00000 tons to CAT080013352
2019: 352 - Other organic solids, 16.49600 tons to AZR000506980
2018: 352 - Other organic solids, 76.70640 tons to AZR000506980
2018: 181 - Other inorganic solid waste, 16.49600 tons to AZR000506980
2018: 134 - Aqueous solution with total organic residues less than 10 percent, 0.37800 tons to CAT000613935
2018: 491 - Unspecified sludge waste, 49.48800 tons to NVT330010000
2018: 352 - Other organic solids, 16.49600 tons to AZR000506980
2018: 221 - Waste oil and mixed oil, 0.00000 tons to CAT080013352
2017: 221 - Waste oil and mixed oil, 1.52 tons to CAD044429835
2017: 181 - Other inorganic solid waste, 0.884 tons to NVT330010000
2017: 181 - Other inorganic solid waste, 217.4424 tons to AZR000506980
2017: 352 - Other organic solids, 50.568 tons to AZR000506980
2017: 181 - Other inorganic solid waste, 33.712 tons to NVT330010000
2017: 491 - Unspecified sludge waste, 1.60545 tons to NVT330010000

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HAZNET - CA ***(cont.)***

2017: 134 - Aqueous solution with total organic residues less than 10 percent, 1.89 tons to CAT000613935
2016: 352 - Other organic solids, 116.3064 tons to AZR000506980
2016: 352 - Other organic solids, 16.856 tons to AZR000506980
2016: 343 - Unspecified organic liquid mixture, 0.0025 tons to CAD028409019
2016: 491 - Unspecified sludge waste, 16.856 tons to NVT330010000
2016: 223 - Unspecified oil-containing waste, 3.1275 tons to NVT330010000
2016: 181 - Other inorganic solid waste, 16.856 tons to AZR000508980
2016: 352 - Other organic solids, 16.856 tons to AZR000508980
2016: 181 - Other inorganic solid waste, 16.856 tons to AZR000506980
2016: 181 - Other inorganic solid waste, 84.28 tons to AZR000506980
2016: 331 - Off-specification, aged or surplus organics, 0.1 tons to CAD028409019
2016: 134 - Aqueous solution with total organic residues less than 10 percent, 1.428 tons to CAT000613935

Facility Name :	DAVIS WIRE CORPORATION
Facility Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706
County :	LOS ANGELES

Site Details

Generator EPA ID :	CAC002958753
Active :	Inactive
Category :	STATE
Facility Types :	N/R
Type :	TEMPORARY
Contact Name :	N/R
Contact Phone :	N/R
Facility Mailing Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706
Latitude :	34.11331987
Longitude :	-117.93413082
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2021-07-08

Waste Generator Details

State Waste :	2018: 151 - Asbestos containing waste, 18.40000 tons to AZC950823111

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HIST AFS 2

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
County :	LOS ANGELES

Site Details

PEPA :	110000477332
Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
DB Number :	N/R
AQCR :	024
SIC Code :	3315
NIC Code :	331222
DCS :	3
DCL :	A
Government :	0
CMSC :	A
HP1F :	N/R
Last Date in Agency List :	2015-01-14

Air Program Pollutant Data

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	V
PLAP :	FACIL
DCAP :	3
DCLP :	A
DATT :	X

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	0
PLAP :	FACIL
DCAP :	3
DCLP :	A
DATT :	X

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HIST AFS 2 ***(cont.)***

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	0
PLAP :	NO2
DCAP :	3
DCLP :	A
DATT :	A

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	0
PLAP :	ADMIN
DCAP :	3
DCLP :	A
DATT :	N/R

Class A Sources - Actions 4

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	V
ANTI :	7C
DTA :	051005
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	0
ANTI :	FS
DTA :	070930

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HIST AFS 2 ***(cont.)***

PAM :	N/R
Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	V
ANTI :	CB
DTA :	130814
PAM :	N/R
Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	V
ANTI :	2E
DTA :	111231
PAM :	N/R
Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	V
ANTI :	SR
DTA :	070829
PAM :	N/R
Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	V
ANTI :	5C
DTA :	980714
PAM :	000000000
Region :	09
STTE :	06
County Code :	037

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HIST AFS 2 ***(cont.)***

PCDS :	C8871
APC :	0
ANTI :	PS
DTA :	090123
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	0
ANTI :	SR
DTA :	121211
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	V
ANTI :	FS
DTA :	131231
PAM :	N/R

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
APC :	0
ANTI :	PX
DTA :	090924
PAM :	N/R

Facilities with Issued Permits

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
PNME :	DAVIS WIRE CORP
Street :	5555 IRWINDALE AVE, IRWINDALE, CA 91706

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HIST AFS 2 ***(cont.)***

General Permit Information

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
ASPN :	7411
PMTC :	V
PMTD :	TITLE V PERMIT - PLANT SP

Historical Quarterly 4

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1301
APH :	V

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1203
APH :	V

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1304
APH :	V

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1304
APH :	0

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HIST AFS 2 ***(cont.)***

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1403
APH :	0

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1403
APH :	V

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1201
APH :	0

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1302
APH :	V

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1303
APH :	0

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HIST AFS 2 ***(cont.)***

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
SCH :	3
HDT :	1401
APH :	0

Permit Events

Region :	09
STTE :	06
County Code :	037
PCDS :	C8871
PAPN :	7411
PATY :	IF
PADL :	*PERMIT AUTHORITY ISSUES FINAL PERMIT
PACN :	001
PDEA :	20061011

HIST CHMIRS - CA

Facility Address :	5555 Irwindale Ave, Irwindale, 91706
County :	Los Angeles County
Notified Date :	2007-03-12 08:33:00
Control Number :	07-1569
Substance 1 :	Petroleum Tar and water
Quantity 1 :	100
Measure 1 :	Gal(s)
Type 1 :	PETROLEUM
Pipeline 1 :	N/R
Vessel 1 (300 Tons) :	N/R
Substance 2 :	N/R
Quantity 2 :	N/R
Measure 2 :	N/R
Type 2 :	N/R
Pipeline 2 :	N/R
Vessel 2 (300 Tons) :	N/R
Substance 3 :	N/R
Quantity 3 :	N/R
Measure 3 :	N/R
Type 3 :	N/R
Pipeline 3 :	N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HIST CHMIRS - CA ***(cont.)***

Vessel 3 (300 Tons) :	N/R
Description :	03/08/07 at 2100 hours, fire in tar tank area, one of the tank motors sparked causing the fire. Put out the fire with extinguishers, but some of the tar material spilled from the tank and mixed with water already on the ground. Spill was contained and cleaned-up.
Contained :	Yes
Water? :	No
Water Way :	N/R
Incident Date :	2007-03-08
Time :	2100
Spill Site :	Industrial Plant
Site :	N/R
Cause :	N/R
Other Causes :	N/R
Injuries (Y/N) :	N/R
Injuries Number :	0
Fatal (Y/N) :	N/R
Fatal Number :	0
Evacs (Y/N) :	N/R
Evacs Number :	0
Cleanup :	Contractor
Admin Agency :	L. A. County Fire Prevention

HIST UST - CA

Facility Name :	DIVISION 4
Facility Address :	5555 IRWINDALE AVENUE, IRWINDALE, 91706
County :	Los Angeles
PDF Link :	Click here for hyperlink provided by the agency.

HMS_LOS ANGELES COUNTY - CA

Facility Name :	DAVIS WALKER CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, 917062046

Site Details

Site Number :	002365
File Number :	002447
Status :	CLOS
Area :	3S

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 00001578T
Permit Status : CLOS
Permit Category : Underground Storage Tank
Type : 0

Facility Name : DAVIS WIRE CORP
Facility Address : 5555 IRWINDALE AVE, IRWINDALE, 917062046

Site Details
Site Number : 002365
File Number : 047854
Status : CLOS
Area : 3S
Last Date in Agency List : 2024-08-20

Site Number : 002365
File Number : I02447
Status : PERM
Area : 3S
Last Date in Agency List : 2024-08-20

Permit Details
Permit Number : 000006864
Permit Status : PERM
Permit Category : Industrial Waste
Type : 02

Permit Number : 001065701
Permit Status : PERM
Permit Category : Industrial Waste
Type : 05

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

HMS_LOS ANGELES COUNTY - CA ***(cont.)***

Permit Number :	CGI010894
Permit Status :	CLOS
Permit Category :	Stormwater Certificate
Type :	S6

HWG - CA

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
County :	LOS ANGELES
EPA ID :	CAD099466310
Status :	Active
Category :	FEDERAL
Type :	PERMANENT
Facility Type :	N/R
Mailing Address :	5555 N IRWINDALE AVE, IRWINDALE, CA 917061097
Owner Name :	THE HEICO COMPANIES, LLC
Owner Address :	2626 WARRENVILLE RD #400, DOWNER GROVES, IL 605150000
Operator Name :	JOE BARRETT
Operator Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Latitude :	34.113308
Longitude :	-117.933993
Facility Name :	DAVIS WIRE CORPORATION
Facility Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706
County :	LOS ANGELES
EPA ID :	CAC002958753
Status :	Inactive
Category :	STATE
Type :	TEMPORARY
Facility Type :	N/R
Mailing Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706
Owner Name :	DAVIS WIRE CORPORATION
Owner Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706
Operator Name :	TERESA GOONETILLEKE
Operator Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706
Latitude :	34.11332
Longitude :	-117.934131

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

ICIS

Facility Name :	DAVIS WIRE CORPORATION
Facility Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706

Site Details

NPDES ID :	CAW497928
ICIS Facility Interest ID :	3600881925
Facility UIN :	110000477332
Facility Type Code :	N/R
Impaired Waters :	303(D) Listed
Latitude :	34.113297
Longitude :	-117.936214
Last Date in Agency List :	2024-08-20

MANIFEST EPA

Manifest Details

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Manifest Number :	019323710FLE
Shipped Date :	2024-03-19
Updated Date :	2024-05-09
Received Date :	2024-03-20
Status :	Signed
Generator ID :	CAD099466310
Generator Name :	DAVIS WIRE CORP
Generator Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Mailing :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	AZR000506980
Destination Name :	SOUTH YUMA COUNTY LANDFILL COMPOST FACILITY
Destination Mailing :	PO BOX 5437, YUMA, AZ 85366
Destination Address :	19536 S AVENUE 1 E, YUMA, AZ 85365
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

MANIFEST EPA ***(cont.)***

Waste Details

Waste Line Number :	N/R
Is DOT Hazardous :	N/R
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	N/R
Quantity :	N/R N/R
Quantity Tons, Acute, Non-Acute :	N/R, N/R, N/R
Quantity Kg, Acute, Non-Acute :	N/R, N/R
Quantity Tons, Haz, Non-Haz :	N/R, N/R
Quantity Kg, Haz, Non-Haz :	N/R, N/R
Management Method :	N/R - N/R
Is EPA Waste :	N/R
Federal Code :	N/R
State Code :	N/R

Manifest Details

Manifest Number :	024794222JJK
Shipped Date :	2024-03-19
Updated Date :	2024-05-09
Received Date :	2024-03-19
Status :	Signed
Generator ID :	CAD099466310
Generator Name :	DAVIS WIRE CORP
Generator Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Mailing :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	AZR000506980
Destination Name :	SOUTH YUMA COUNTY LANDFILL COMPOST FACILITY
Destination Mailing :	PO BOX 5437, YUMA, AZ 85366
Destination Address :	19536 S AVENUE 1 E, YUMA, AZ 85365
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	N/R
Is DOT Hazardous :	N/R
DOT ID Number :	N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

MANIFEST EPA ***(cont.)***

DOT Information :	N/R
Non Waste Description :	N/R
Quantity :	N/R N/R
Quantity Tons, Acute, Non-Acute :	N/R, N/R, N/R
Quantity Kg, Acute, Non-Acute :	N/R, N/R
Quantity Tons, Haz, Non-Haz :	N/R, N/R
Quantity Kg, Haz, Non-Haz :	N/R, N/R
Management Method :	N/R - N/R
Is EPA Waste :	N/R
Federal Code :	N/R
State Code :	N/R

Manifest Details

Manifest Number :	019323709FLE
Shipped Date :	2024-03-18
Updated Date :	2024-05-09
Received Date :	2024-03-19
Status :	Signed
Generator ID :	CAD099466310
Generator Name :	DAVIS WIRE CORP
Generator Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Mailing :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	AZR000506980
Destination Name :	SOUTH YUMA COUNTY LANDFILL COMPOST FACILITY
Destination Mailing :	PO BOX 5437, YUMA, AZ 85366
Destination Address :	19536 S AVENUE 1 E, YUMA, AZ 85365
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	N/R
Is DOT Hazardous :	N/R
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	N/R
Quantity :	N/R N/R
Quantity Tons, Acute, Non-Acute :	N/R, N/R, N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

MANIFEST EPA ***(cont.)***

Quantity Kg, Acute, Non-Acute :	N/R, N/R
Quantity Tons, Haz, Non-Haz :	N/R, N/R
Quantity Kg, Haz, Non-Haz :	N/R, N/R
Management Method :	N/R - N/R
Is EPA Waste :	N/R
Federal Code :	N/R
State Code :	N/R

Manifest Details

Manifest Number :	019323731FLE
Shipped Date :	2024-03-15
Updated Date :	2024-05-09
Received Date :	2024-03-16
Status :	Signed
Generator ID :	CAD099466310
Generator Name :	DAVIS WIRE CORP
Generator Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Mailing :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	AZR000506980
Destination Name :	SOUTH YUMA COUNTY LANDFILL COMPOST FACILITY
Destination Mailing :	PO BOX 5437, YUMA, AZ 85366
Destination Address :	19536 S AVENUE 1 E, YUMA, AZ 85365
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	N/R
Is DOT Hazardous :	N/R
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	N/R
Quantity :	N/R N/R
Quantity Tons, Acute, Non-Acute :	N/R, N/R, N/R
Quantity Kg, Acute, Non-Acute :	N/R, N/R
Quantity Tons, Haz, Non-Haz :	N/R, N/R
Quantity Kg, Haz, Non-Haz :	N/R, N/R
Management Method :	N/R - N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

MANIFEST EPA ***(cont.)***

Is EPA Waste :	N/R
Federal Code :	N/R
State Code :	N/R

Manifest Details

Manifest Number :	019323732FLE
Shipped Date :	2024-03-15
Updated Date :	2024-05-09
Received Date :	2024-03-16
Status :	Signed
Generator ID :	CAD099466310
Generator Name :	DAVIS WIRE CORP
Generator Address :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Mailing :	5555 IRWINDALE AVE, IRWINDALE, CA 91706
Generator Contact :	N/R
Destination ID :	AZR000506980
Destination Name :	SOUTH YUMA COUNTY LANDFILL COMPOST FACILITY
Destination Mailing :	PO BOX 5437, YUMA, AZ 85366
Destination Address :	19536 S AVENUE 1 E, YUMA, AZ 85365
Destination Contact :	N/R
Submission Type :	DataImage5Copy
Origin Type :	Service
Manifest Residue :	N
Rejection :	N
Last Date in Agency List :	2024-08-28

Waste Details

Waste Line Number :	N/R
Is DOT Hazardous :	N/R
DOT ID Number :	N/R
DOT Information :	N/R
Non Waste Description :	N/R
Quantity :	N/R N/R
Quantity Tons, Acute, Non-Acute :	N/R, N/R, N/R
Quantity Kg, Acute, Non-Acute :	N/R, N/R
Quantity Tons, Haz, Non-Haz :	N/R, N/R
Quantity Kg, Haz, Non-Haz :	N/R, N/R
Management Method :	N/R - N/R
Is EPA Waste :	N/R
Federal Code :	N/R
State Code :	N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

PCS ENF

Site Details

NPDES ID :	CAW497928
Last Date in Agency List :	2024-08-27

Formal Enforcement Actions

Settlement Entered Date :	N/R
ENF Identifier :	N/R
Activity ID :	N/R
Activity Type :	N/R
ENF Type :	N/R
Agency :	N/R
Fed Penalty Assessed Amount :	N/R
State Local Penalty Amount :	N/R

Informal Enforcement Actions

Achieved Date :	2018-06-07
Registry ID :	110000477332
ENF Identifier :	CA-ZIEA429854
Activity ID :	3601465357
Activity Type :	Administrative - Informal
ENF Type :	Notice of Violation
Agency :	State

PRP-CORP

Facility Name :	DAVIS WIRE CORPORATION
Facility Address :	5555 IRWINDALE AVENUE, IRWINDALE, CA 91706
Actual Date :	2007-03-21
Date Type :	SETTLEMENT DATE
EPA ID :	CAN000905817
Site Name :	DENOVA ENVIRONMENTAL INC
NPL Status Description :	Not on the NPL
Non NPL Status Short Name :	NFRAP-Site does not qualify for the NPL based on existing information
Action Name :	ADM ORDR
Action Type Seq :	AC-5
Region Code :	09
Last Date in Agency List :	2024-07-05

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

SLIC REG 4 - CA

Facility Name :	Davis Wire Corporation
Facility Address :	5555 Irwindale Avenue, Irwindale, CA 91706
County :	Los Angeles

Site Details

Status Date :	2023-08-15
Status :	Completed - Case Closed
Begin Date :	2020-08-07
Global ID :	T10000015671
Region :	REGION 4

Site History :

Davis Wire was discharging stormwater associated with industrial activities from its facility into the storm drain under the Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057, NPDES No. CAS000001 (Industrial General Permit). In April 2016, the Los Angeles Waterkeeper (Waterkeeper) sued Davis Wire for non-compliance of the Industrial General Permit and the parties entered into a Consent Decree on June 30, 2017. In accordance with the terms of the Consent Decree, Davis Wire built a retention basin on its property and began to capture and infiltrate all stormwater runoff from the industrial areas of the facility. No subsurface soil investigation was conducted within the retention basin prior to initiating stormwater infiltration at the basin. Under its Site Cleanup Program, the Los Angeles Water Board required, Davis Wire to perform assessment of the retention basin soils for the presence of contaminants of concern, particularly VOCs. Between March 2020 and November 2022, Dais Wire performed the assessment and in August 2023, the Los Angeles Water Board staff reviewed the results of the soil samples collected at the retention basin and determined that the above-background soil concentrations do not pose a significant threat to the quality of the underlying groundwater. VOCs were not detected in the soil samples. Based on Davis Wireï 1/2s operations, metals are considered primary COCs at the Site. Metals were detected in soil samples beneath the basin, but the detected concentrations do not appear to pose a significant threat to the underlying groundwater. There are no further requirements for Davis Wire related to Site Cleanup Program. However, the site is till enrolled in Stormwater Industrial General Permit, to monitor pollutant concentrations in stormwater runoff directed into the unlined retention basin.

RB Case Number :	1510
Potential Media Affected :	Soil
Potential Contaminants of Concern :	N/R
Local Agency :	N/R
Local Case Number :	N/R
Lead Agency :	LOS ANGELES RWQCB (REGION 4)
File Location :	Regional Board
CUF Case :	NO
Caseworker :	AS
Case Type :	Cleanup Program Site
How Discovered :	N/R
How Discovered Description :	N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

SLIC REG 4 - CA ***(cont.)***

Stop Method :	N/R
Stop Description :	N/R
Calwater Watershed Name :	San Gabriel River - Upper San Gabriel (405.20)
DWR Groundwater Subbasin Name :	San Gabriel Valley (4-013)
Disadvantaged Community :	Disadvantaged Community
Latitude :	34.11364
Longitude :	-117.93418
Agency URL :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-07-09

Contacts Summary

Global ID :	T10000015671
Contact Name :	ADNAN SIDDIQUI
Contact Type :	Regional Board Caseworker - Primary Caseworker
Organization Name :	LOS ANGELES RWQCB (REGION 4)
Address :	320 W. 4TH ST., SUITE 200
City :	LOS ANGELES
Phone Number :	N/R
Email :	asiddiqui@waterboards.ca.gov

Regulatory Activities

Date :	2023-08-15
Global ID :	T10000015671
Action Type :	ENFORCEMENT
Action :	Staff Letter
Date :	2023-06-30
Global ID :	T10000015671
Action Type :	ENFORCEMENT
Action :	Staff Letter
Date :	2022-08-03
Global ID :	T10000015671
Action Type :	ENFORCEMENT
Action :	Meeting
Date :	2021-10-21
Global ID :	T10000015671
Action Type :	RESPONSE

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

SLIC REG 4 - CA ***(cont.)***

Action : Other Report / Document

Date : 2021-08-26
Global ID : T10000015671
Action Type : RESPONSE
Action : Email Correspondence

Date : 2021-08-24
Global ID : T10000015671
Action Type : ENFORCEMENT
Action : Email Correspondence

Date : 2021-06-30
Global ID : T10000015671
Action Type : RESPONSE
Action : Site Assessment Report

Date : 2021-04-11
Global ID : T10000015671
Action Type : ENFORCEMENT
Action : Staff Letter

Date : 2020-10-08
Global ID : T10000015671
Action Type : RESPONSE
Action : Public Comment

Status History

Status Date : 2023-08-15
Global ID : T10000015671
Status : Completed - Case Closed

Status Date : 2020-08-07
Global ID : T10000015671
Status : Open - Site Assessment

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

SLIC REG 4 - CA ***(cont.)***

Status Date :	2020-08-07
Global ID :	T10000015671
Status :	Open - Case Begin Date

TRIS

Facility Name :	DAVIS WIRE CORP
Facility Address :	5555 IRWINDALE AVE, BALDWIN PARK, CA 91706
County :	LOS ANGELES

Facility Details

TRIF ID :	91706DVSWL5555I
Federal Facility Flag :	NO
Primary NAICS :	331222 - Steel Wire Drawing
NAICS 2 :	N/R
NAICS 3 :	N/R
NAICS 4 :	N/R
NAICS 5 :	N/R
NAICS 6 :	N/R
Agency Hyperlink :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	2024-08-16

Contact Information

Public Contact Name :	JOE BARRETT
Public Contact Email :	JCBARRETT@DAVISWIRE.COM
Public Contact Phone :	6268153283
Public Contact Phone Ext :	N/R
Parent Company Name :	THE HEICO COS LLC
Parent Company DB NR :	786533117

Reported Chemical Information

Reporting Year :	2022
Document Control Number :	1322220862078
CAS Number :	7440-02-0
Chemical Name :	Nickel
Unit of Measure :	Pounds
Maximum Amount Onsite :	04

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

TRIS ***(cont.)***

Onsite Release Summary

Total Fugitive Air Emissions :	.02
Total Stack Air Emissions :	.29
Total Air Emissions :	.31
Total Number of Receiving Streams :	0
Total Surface Water Discharge :	0
Total Underground Injection Onsite to Class I Wells - Pounds:	0
Total Underground Injection Onsite to Class II-V Wells - Pounds:	0
Total Underground Injection :	0
Total RCRA Subtitle C Landfills :	0
Total Other On-Site Land Releases :	0
Total Land Treatment :	0
Total Surface Impoundments :	N/R
Total Other Disposal :	0
Total On-Site Land Releases :	0

Offsite Release Summary

Total Transferred Off-Site to Disposal:	95.12
Total Transferred Off-Site for Further Waste Management:	6822.37
Total RCRA C Surface Impoundments :	0
Total Other Surface Impoundments :	0

UST - CA

Facility Name :	DAVIS WALKER CORP
Facility Address :	5555 IRWINDALE AVE, BALDWIN PARK, 91706
County :	Los Angeles
Facility ID :	2447
CERS ID :	N/R
Permitting Agency :	LOS ANGELES COUNTY
Latitude :	34.113962
Longitude :	-117.935604
Last Date in Agency List :	2017-01-13

Tank Details

Tank ID Number :	N/R
Tank Installation Date :	N/R

Map Id: K62
Direction: NW
Distance: 0.995 mi., 5254 ft.
Elevation: 494 ft.
Relative: Higher

Site Name : DAVIS WIRE CORP | DAVIS WALKER CORP | DAVID WIRE
5555 IRWINDALE AVE
IRWINDALE | Irwindale | BALDWIN PARK, CA

Database(s) : [AFS, CALEPA SITES - CA, CIWQS - CA, CIWQS 2 - CA, DOCKET, ECHO, EJ HAZ WASTE, EJ TOXIC RELEASE, EMI - CA, ENVIROSTOR - CA, HAZNET - CA, HIST AFS 2, HIST CHMIRS - CA, HIST UST - CA, HMS_LOS ANGELES COUNTY - CA, HWG - CA, ICIS, MANIFEST EPA, PCS ENF, PRP-CORP, SLIC REG 4 - CA, TRIS, UST - CA, WIP - CA] ***(cont.)***

Envirosite ID: 221346
EPA ID: CAC099466310

UST - CA ***(cont.)***

Tank Closure Date :	N/R
Tank Status :	N/R
Facility Type :	N/R
Owner Type :	N/R
Tank Owner Name :	N/R
Tank Owner Mailing Address :	N/R
Tank Operator Name :	N/R
Tank Operator Mailing Address :	N/R
Number of In-use UST :	N/R
Number of Closed UST :	N/R
Number of OOS UST :	N/R
Tank Number of Compartments :	N/R
Tank Contents :	N/R
Tank Capacity Gallons :	N/R
Tank Type :	N/R
Tank PC Construction :	N/R
Tank PW Piping Construction :	N/R
Tank Piping Type :	N/R
Tank Piping Construction :	N/R
Tank Sacrificial Anode :	N/R
Tank CP Impressed Current :	N/R
Tank CP Shutoff :	N/R
Tank Alarms :	N/R
Tank Ball Float :	N/R
Tank Spill Bucket :	N/R
Tank Configuration :	N/R

WIP - CA

Facility Name :	DAVIS WIRE CORP.
Facility Address :	5555 Irwindale Ave, IRWINDALE, 91706
File Number :	108.0533
Status :	Historical
Staff :	DRASMUSS

ENVIROSITE ID	NAME	ADDRESS	CITY	ZIP	DATABASE(S)
8277653	155TH STREET DISPOSAL SIT...	NEAR 155TH STREET AND AVE...	NOT APPLICABLE		ODI
41462150	KARDASHIAN & MAX GOLDRING	OFF PEAK RD	AZUSA	91702	CERCLIS NFRAP, SEMS...
6880258	LONGDEN AVE. CLOSED LANDF...	LONGDEN STREET	IRWINDALE		ODI
41459183	NAVAL OCEAN SYSTEMS CENTE...	HWY 39 | NAVAL OCEAN SYST...	AZUSA	91702	CERCLIS-HIST, FEDERA...
9011868	ROUND MOUNTAIN, COFFEE	SW1/4, SE1/4, SEC6,T28S, ...			HIST LDS - CA, LDS - CA
8277688	THREE POINTS DISPOSAL SIT...	AVENUE A-8 SOUTH OF KERN ...	NOT APPLICABLE		ODI

FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST

ARCHIVED RCRA TSDF: Resource Conservation and Recovery Act hazardous waste transportation storage disposal and treatment facilities

Agency Version Date: 08/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 08/14/2024

RCRA_TSDF: Resource Conservation and Recovery Act hazardous waste transportation storage disposal and treatment facilities

Agency Version Date: 08/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 08/14/2024

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS

AST PBS: Bulk petroleum terminals with a total bulk storage capacity of 50,000 barrels or more.

Agency Version Date: 05/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/31/2024
Agency: Department of Homeland Security
Agency Contact: 202-853-5361
Most Recent Contact: 08/06/2024

EPA UST: Facilities listed in the EPA UST Finder database

Agency Version Date: 03/28/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/13/2024
Agency: EPA
Agency Contact: (202) 566-1667
Most Recent Contact: 09/18/2024

FEMA UST: FEMA underground storage tank listing

Agency Version Date: 06/07/2023
Agency Update Frequency: Varies
Planned Next Contact: 11/08/2024
Agency: FEMA
Agency Contact: 202-212-5283
Most Recent Contact: 08/14/2024

HIST INDIAN UST R4: Historical Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 10/18/2023
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/25/2024
Agency: U.S. Environmental Protection Agency Region 4
Agency Contact: 855-246-3642
Most Recent Contact: 09/30/2024

HIST INDIAN UST R6: Historical Underground Storage Tanks on Indian Land in EPA Region 6

Agency Version Date: 12/03/2021
Agency Update Frequency: Semi Annually
Planned Next Contact: 10/09/2024
Agency: U.S. Environmental Protection Agency Region 6
Agency Contact: 855-246-3642
Most Recent Contact: 07/15/2024

HIST INDIAN UST R7: Historical Underground Storage Tanks on Indian Land in EPA Region 7

Agency Version Date: 08/10/2021
Agency Update Frequency: Quarterly
Planned Next Contact: 12/24/2024
Agency: U.S. Environmental Protection Agency Region 7
Agency Contact: 855-246-3642
Most Recent Contact: 09/27/2024

INDIAN UST R1: Underground Storage Tanks on Indian Land in EPA Region 1

Agency Version Date: 09/04/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/29/2024
Agency: U.S. Environmental Protection Agency Region 1
Agency Contact: 855-246-3642
Most Recent Contact: 09/04/2024

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)

INDIAN UST R10: Underground Storage Tanks on Indian Land in EPA Region 10

Agency Version Date: 07/04/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/25/2024
Agency: U.S. Environmental Protection Agency Region 10
Agency Contact: 855-246-3642
Most Recent Contact: 09/30/2024

INDIAN UST R2: Underground Storage Tanks on Indian Land in EPA Region 2

Agency Version Date: 12/07/2016
Agency Update Frequency: Quarterly
Planned Next Contact: 12/02/2024
Agency: U.S. Environmental Protection Agency Region 2
Agency Contact: 855-246-3642
Most Recent Contact: 09/05/2024

INDIAN UST R4: Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 07/04/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/25/2024
Agency: U.S. Environmental Protection Agency Region 4
Agency Contact: 855-246-3642
Most Recent Contact: 09/30/2024

INDIAN UST R5: Underground Storage Tanks on Indian Land in EPA Region 5

Agency Version Date: 06/24/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/13/2024
Agency: U.S. Environmental Protection Agency Region 5
Agency Contact: 855-246-3642
Most Recent Contact: 09/18/2024

INDIAN UST R6: Underground Storage Tanks on Indian Land in EPA Region 6

Agency Version Date: 07/17/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 10/11/2024
Agency: U.S. Environmental Protection Agency Region 6
Agency Contact: 855-246-3642
Most Recent Contact: 07/17/2024

INDIAN UST R7: Underground Storage Tanks on Indian Land in EPA Region 7

Agency Version Date: 06/24/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/13/2024
Agency: U.S. Environmental Protection Agency Region 7
Agency Contact: 855-246-3642
Most Recent Contact: 09/18/2024

INDIAN UST R8: Underground Storage Tanks on Indian Land in EPA Region 8

Agency Version Date: 09/03/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/28/2024
Agency: U.S. Environmental Protection Agency Region 8
Agency Contact: 855-246-3642
Most Recent Contact: 09/03/2024

INDIAN UST R9: Underground Storage Tanks on Indian Land in EPA Region 9

Agency Version Date: 09/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/27/2024
Agency: U.S. Environmental Protection Agency Region 9
Agency Contact: 855-246-3642
Most Recent Contact: 09/02/2024

AST - CA: Listing of tank facilities that are subject to the California Aboveground Petroleum Storage Act

Agency Version Date: 08/15/2024
Agency Update Frequency: No update
Planned Next Contact: 11/11/2024
Agency: California Environmental Protection Agency Unified Program Section
Agency Contact: 916-327-5092
Most Recent Contact: 08/15/2024

AST_KERN COUNTY - CA: Kern County aboveground storage tank sites

Agency Version Date: 08/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: Kern County Environment Health Division
Agency Contact: 661-862-8774
Most Recent Contact: 08/02/2024

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)

AST_ORANGE COUNTY - CA: Orange county aboveground storage tanks

Agency Version Date: 10/20/2023
Agency Update Frequency: Quarterly
Planned Next Contact: 12/27/2024
Agency: Orange County Health Care Agency
Agency Contact: 714-433-6000
Most Recent Contact: 10/02/2024

AST_PLACER COUNTY - CA: Placer county aboveground storage tank sites

Agency Version Date: 09/06/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/03/2024
Agency: Placer County Environmental Health
Agency Contact: 530-745-2350
Most Recent Contact: 09/06/2024

AST_YOLO COUNTY - CA: Yolo county above ground storage tank sites listing

Agency Version Date: 03/27/2024
Agency Update Frequency: Annually
Planned Next Contact: 12/12/2024
Agency: Yolo County Environmental Health
Agency Contact: 530-666-8646
Most Recent Contact: 09/17/2024

CLOSED UST_VENTURA COUNTY - CA: Ventura County closed underground storage tank site listing

Agency Version Date: 06/21/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/12/2024
Agency: Environmental Health Division
Agency Contact: 805-654-2815
Most Recent Contact: 09/17/2024

FID UST - CA: The State Water Resource Control Board's Facility Inventory Database underground storage tank locations listing

Agency Version Date: 07/19/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/15/2024
Agency: California Environmental Protection Agency
Agency Contact: 916-341-5791
Most Recent Contact: 07/19/2024

HIST AST - CA: Historical listing of tank facilities that are subject to the California Aboveground Petroleum Storage Act

Agency Version Date: 07/19/2019
Agency Update Frequency: Quarterly
Planned Next Contact: 11/14/2024
Agency: California Environmental Protection Agency Unified Program Section
Agency Contact: 916-327-5092
Most Recent Contact: 08/20/2024

HIST AST_YOLO COUNTY - CA: Historical Yolo county above ground storage tank sites listing

Agency Version Date: 03/27/2014
Agency Update Frequency: Annually
Planned Next Contact: 12/12/2024
Agency: Yolo County Environmental Health
Agency Contact: 530-666-8646
Most Recent Contact: 09/17/2024

HIST UST - CA: Historical UST listing

Agency Version Date: 05/10/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/31/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 08/06/2024

HIST UST_EL SEGUNDO CITY - CA: List of City of El Segundo Underground Storage Tanks that are no longer in current agency list.

Agency Version Date: 01/29/2018
Agency Update Frequency: Annually
Planned Next Contact: 10/31/2024
Agency: City of El Segundo Fire Department
Agency Contact: 310-524-2242
Most Recent Contact: 08/06/2024

HIST UST_KERN COUNTY - CA: List of Kern County underground storage tank records that is no longer in current agency list.

Agency Version Date: 11/28/2018
Agency Update Frequency: Annually
Planned Next Contact: 10/15/2024
Agency: Kern County Environment Health Division
Agency Contact: 661-862-8774
Most Recent Contact: 07/19/2024

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)

HIST UST_SUTTER COUNTY - CA: List of Sutter County Underground Storage Tank records that are no longer in current agency list.

Agency Version Date: 10/22/2018
Agency Update Frequency: Annually
Planned Next Contact: 11/14/2024
Agency: Sutter County Department of Agriculture
Agency Contact: 530-822-7400
Most Recent Contact: 08/20/2024

TANKS_CONTRA COSTA COUNTY - CA: Listing of aboveground storage tanks in Contra Costa County

Agency Version Date: 06/27/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/18/2024
Agency: Contra Costa Health Services Department
Agency Contact: 925-335-3200
Most Recent Contact: 09/23/2024

UST - CA: Listing of active underground storage tank facilities

Agency Version Date: 07/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/15/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: N/R
Most Recent Contact: 07/19/2024

UST_ALAMEDA COUNTY - CA: Alameda County Underground Storage Tank sites

Agency Version Date: 03/03/2022
Agency Update Frequency: Varies
Planned Next Contact: 10/14/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 07/18/2024

UST_CITY OF LONG BEACH - CA: City of Long Beach underground storage tank sites

Agency Version Date: 06/29/2021
Agency Update Frequency: Quarterly
Planned Next Contact: 12/23/2024
Agency: City of Long Beach Fire Department
Agency Contact: 562-570-6782
Most Recent Contact: 09/26/2024

UST_CITY OF TORRANCE - CA: City of Torrance underground storage tank sites

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: City of Torrance Fire Department
Agency Contact: 310-618-2872
Most Recent Contact: 09/13/2024

UST_EL SEGUNDO CITY - CA: City of El Segundo Underground Storage Tanks

Agency Version Date: 01/29/2018
Agency Update Frequency: Annually
Planned Next Contact: 11/08/2024
Agency: City of El Segundo Fire Department
Agency Contact: 310-524-2242
Most Recent Contact: 08/14/2024

UST_KERN COUNTY - CA: Kern County underground storage tank sites

Agency Version Date: 08/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: Kern County Environment Health Division
Agency Contact: 661-862-8774
Most Recent Contact: 08/02/2024

UST_MARIN COUNTY - CA: Marin county underground storage tank sites

Agency Version Date: 10/10/2023
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/17/2024
Agency: Marin County Department of Public Works
Agency Contact: 415-473-5051
Most Recent Contact: 09/20/2024

UST_MENDOCINO COUNTY - CA: A listing of underground storage tank locations in Mendocino County

Agency Version Date: 03/03/2022
Agency Update Frequency: Varies
Planned Next Contact: 10/14/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 07/18/2024

FEDERAL, STATE, AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)

UST_NAPA COUNTY - CA: Underground storage tank sites located in Napa county.

Agency Version Date: 03/03/2022
Agency Update Frequency: Varies
Planned Next Contact: 10/14/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 07/18/2024

UST_ORANGE COUNTY - CA: Orange county underground storage tanks

Agency Version Date: 04/08/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/24/2024
Agency: Orange County Health Care Agency
Agency Contact: 714-433-6000
Most Recent Contact: 09/27/2024

UST_PLACER COUNTY - CA: Placer county underground storage tank sites

Agency Version Date: 09/06/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/03/2024
Agency: Placer County Environmental Health
Agency Contact: 530-745-2350
Most Recent Contact: 09/06/2024

UST_RIVERSIDE COUNTY - CA: Riverside county underground storage tank sites

Agency Version Date: 03/03/2022
Agency Update Frequency: Quarterly
Planned Next Contact: 10/14/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: N/R
Most Recent Contact: 07/18/2024

UST_SAN FRANCISCO COUNTY - CA: San Francisco county Underground storage tank sites listing

Agency Version Date: 07/16/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/10/2024
Agency: San Francisco Department of Public Health
Agency Contact: N/R
Most Recent Contact: 07/16/2024

UST_SAN JOAQUIN COUNTY - CA: San Joaquin County Underground storage tank sites listing

Agency Version Date: 03/03/2022
Agency Update Frequency: Semi Annually
Planned Next Contact: 10/14/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 07/18/2024

UST_SANTA CLARA COUNTY - CA: Santa Clara County Underground storage tank sites listing.

Agency Version Date: 08/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/08/2024
Agency: Department of Environmental Health
Agency Contact: N/R
Most Recent Contact: 08/14/2024

UST_SOLANO COUNTY - CA: Solano county underground storage tank listing

Agency Version Date: 03/03/2022
Agency Update Frequency: Quarterly
Planned Next Contact: 10/14/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: N/R
Most Recent Contact: 07/18/2024

UST_SUTTER COUNTY - CA: Sutter county underground storage tank listing

Agency Version Date: 09/09/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/04/2024
Agency: Sutter County Department of Agriculture
Agency Contact: 530-822-7400
Most Recent Contact: 09/09/2024

UST_YOLO COUNTY - CA: Yolo county underground storage tank sites listing

Agency Version Date: 07/02/2024
Agency Update Frequency: Annually
Planned Next Contact: 12/23/2024
Agency: Yolo County Environmental Health
Agency Contact: 530-666-8646
Most Recent Contact: 09/26/2024

FEDERAL CERCLIS LIST

CERCLIS NFRAP: The CERCLIS sites with No Further Remedial Action Planned from the CERCLIS program database. The Environmental Protection Agency decommissioned the CERCLIS data in 2014. The last update was November 12, 2013.

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 800-424-9346
Most Recent Contact: 09/13/2024

CERCLIS-HIST: The CERCLIS program database contains information on the assessment and remediation of federal hazardous waste sites. The Environmental Protection Agency decommissioned the CERCLIS data in 2014. The last update was November 12, 2013.

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 800-424-9346
Most Recent Contact: 09/13/2024

EPA SAA: Listing of Sites with Superfund Alternative Approach Agreements.

Agency Version Date: 06/20/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/11/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 800-424-9346
Most Recent Contact: 09/16/2024

FEDERAL FACILITY: Sites where Federal Facilities Restoration and Reuse Office (FFRRO) arranged cleanup for Base Closure and Property Transfer at Federal Facilities

Agency Version Date: 06/19/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8712
Most Recent Contact: 09/13/2024

SEMS_8R_ACTIVE SITES: 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. NPL sites include latitude and longitude information. For non-NPL sites, a brief site status is provided.

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

SEMS_8R_ARCHIVED SITES: The 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.

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

FEDERAL RCRA CORRACTS FACILITIES LIST

CORRACTS: List of facilities where Resource Conservation and Recovery Act Corrective Action Program used to investigate and remediate hazardous releases

Agency Version Date: 08/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-1667
Most Recent Contact: 08/14/2024

HIST CORRACTS 2: List of facilities where Resource Conservation and Recovery Act Corrective Action Program used to investigate and remediate hazardous releases that are no longer in current agency list.

Agency Version Date: 10/12/2018
Agency Update Frequency: Annually
Planned Next Contact: 01/01/2025
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-1667
Most Recent Contact: 10/07/2024

FEDERAL DELISTED NPL SITE LIST

DELISTED NPL: National Priority List of sites that were delisted and no longer require action

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

DELISTED PROPOSED NPL: Sites that have been delisted from the proposed National Priority List

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

SEMS_DELETED NPL: All Deleted National Priority List Sties

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

FEDERAL RCRA GENERATORS LIST

EJ HAZ WASTE: Hazardous waste facilities from Environmental Justice.

Agency Version Date: 08/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: ejscreen.epa.gov
Agency Contact: (800) 962-6215
Most Recent Contact: 08/02/2024

HIST RCRA_CESQG: List of Resource Conservation and Recovery Act licensed conditionally exempt small quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018
Agency Update Frequency: Annually
Planned Next Contact: 01/01/2025
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 10/07/2024

HIST RCRA_LQG: List of Resource Conservation and Recovery Act licensed large quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018
Agency Update Frequency: Annually
Planned Next Contact: 01/02/2025
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 10/08/2024

HIST RCRA_NONGEN: List of Resource Conservation and Recovery Act licensed non-generators that are no longer in current agency list.

Agency Version Date: 10/12/2018
Agency Update Frequency: Annually
Planned Next Contact: 01/01/2025
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 10/07/2024

HIST RCRA_SQG: List of Resource Conservation and Recovery Act licensed small quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018
Agency Update Frequency: Annually
Planned Next Contact: 01/01/2025
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 10/07/2024

RCRA_LQG: Resource Conservation and Recovery Act listing of licensed large quantity generators

Agency Version Date: 08/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 08/14/2024

FEDERAL RCRA GENERATORS LIST (cont.)

RCRA_NONGEN: Resource Conservation and Recovery Act listing of licensed non-generators

Agency Version Date: 08/14/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 08/14/2024

RCRA_SQG: Resource Conservation and Recovery Act listing of licensed small quantity generators

Agency Version Date: 08/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 08/14/2024

RCRA_VSQG: Resource Conservation and Recovery Act listing of licensed very small quantity generators.

Agency Version Date: 08/14/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 08/14/2024

FEDERAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

EPA LF MOP: Sites in the EPA Landfill Methane Outreach Program

Agency Version Date: 08/13/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/07/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 08/13/2024

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS

EPA LUST: Releases listed in the EPA UST Finder database

Agency Version Date: 03/28/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/13/2024
Agency: EPA
Agency Contact: (202) 566-1667
Most Recent Contact: 09/18/2024

HIST INDIAN LUST R4: Historical Leaking Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 10/18/2013
Agency Update Frequency: Quarterly
Planned Next Contact: 12/24/2024
Agency: U.S. Environmental Protection Agency Region 4
Agency Contact: 855-246-3642
Most Recent Contact: 09/27/2024

HIST INDIAN LUST R8: Historical Leaking Underground Storage Tanks on Indian Land in EPA Region 8

Agency Version Date: 08/16/2021
Agency Update Frequency: Quarterly
Planned Next Contact: 12/16/2024
Agency: U.S. Environmental Protection Agency Region 8
Agency Contact: 855-246-3642
Most Recent Contact: 09/19/2024

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land in EPA Region 1

Agency Version Date: 09/04/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/29/2024
Agency: U.S. Environmental Protection Agency Region 1
Agency Contact: 855-246-3642
Most Recent Contact: 09/04/2024

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land in EPA Region 10

Agency Version Date: 07/04/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/25/2024
Agency: U.S. Environmental Protection Agency Region 10
Agency Contact: 855-246-3642
Most Recent Contact: 09/30/2024

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)

INDIAN LUST R2: Leaking Underground Storage Tanks on Indian Land in EPA Region 2

Agency Version Date: 12/07/2016
Agency Update Frequency: Quarterly
Planned Next Contact: 12/02/2024
Agency: U.S. Environmental Protection Agency Region 2
Agency Contact: 855-246-3642
Most Recent Contact: 09/05/2024

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 07/04/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/25/2024
Agency: U.S. Environmental Protection Agency Region 4
Agency Contact: 855-246-3642
Most Recent Contact: 09/30/2024

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land in EPA Region 5

Agency Version Date: 06/24/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/13/2024
Agency: U.S. Environmental Protection Agency Region 5
Agency Contact: 855-246-3642
Most Recent Contact: 09/18/2024

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land in EPA Region 6

Agency Version Date: 06/26/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/17/2024
Agency: U.S. Environmental Protection Agency Region 6
Agency Contact: 855-246-3642
Most Recent Contact: 09/20/2024

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land in EPA Region 7

Agency Version Date: 06/24/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/13/2024
Agency: U.S. Environmental Protection Agency Region 7
Agency Contact: 855-246-3642
Most Recent Contact: 09/18/2024

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land in EPA Region 8

Agency Version Date: 06/25/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/16/2024
Agency: U.S. Environmental Protection Agency Region 8
Agency Contact: 855-246-3642
Most Recent Contact: 09/19/2024

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land in EPA Region 9

Agency Version Date: 08/30/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/26/2024
Agency: U.S. Environmental Protection Agency Region 9
Agency Contact: 855-246-3642
Most Recent Contact: 08/30/2024

HIST LUST_SONOMA COUNTY - CA: List of Sonoma County leaking underground storage tank sites that is no longer in current agency list.

Agency Version Date: 08/23/2018
Agency Update Frequency: Annually
Planned Next Contact: 11/08/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 08/14/2024

LUFT_ALAMEDA COUNTY - CA: Listing of Alameda County leaking underground fuel tank sites

Agency Version Date: 01/18/2018
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/26/2024
Agency: Alameda County Environmental Health Services
Agency Contact: 510-567-6721
Most Recent Contact: 10/01/2024

LUST ORANGE COUNTY - CA: Orange county leaking underground storage tanks

Agency Version Date: 03/15/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/02/2024
Agency: Orange County Health Care Agency
Agency Contact: 714-433-6000
Most Recent Contact: 09/05/2024

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)

LUST REG 1 - CA: Leaking underground storage tanks in Region 1: Del Norte Glenn Humboldt Lake Marin Mendocino Modoc Siskiyou Sonoma andTrinity counties.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST REG 2 - CA: Leaking underground storage tanks in Region 2: Alameda Contra Costa San Francisco Santa Clara (north of Morgan Hill) San Mateo Marin Sonoma Napa Solano counties

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST REG 3 - CA: Leaking underground storage tanks in Region 3: Santa Clara (south of Morgan Hill) San Mateo (southern part) Santa Cruz SanBenito Monterey Kern (some parts) San Luis Obispo Santa Barbara Ventura(northern part) counties

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST REG 4 - CA: Leaking underground storage tanks in Region 4: Los Angeles Ventura counties (Small parts of Kern and Santa Barbara counties).

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST REG 5 - CA: Leaking underground storage tanks in Region 5: Modoc Shasta Lassen Plumas Butte Glen Colusa Lake Sutter Yuba Sierra Nevada Placer Yolo Napa (Northeast) Solano (West) Sacramento El Dorado Amador Calaveras San Joaquin Contra Costa (East) Stanislaus Toulumne Merced Mariposa Madera Kings Fresno Tulare Kern (Very small portions of San Benito and SanLuis Obispo) counties

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST REG 6 - CA: Leaking underground storage tanks in Region 6: Modoc (East) Lassen (East side and Eagle Lake) Sierra Nevada Placer El Dorado Alpine Mono Inyo Kern (East) San Bernardino Los Angeles (Northeast corner) counties

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST REG 7 - CA: Leaking underground storage tanks in Region 7: Imperial San Bernardino Riverside and San Diego counties.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST REG 8 - CA: Leaking underground storage tanks in Region 8: Orange Riverside San Bernardino counties.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)

LUST REG 9 - CA: Leaking underground storage tanks in Region 9: San Diego Imperial Riverside counties.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST_HAZMAT_YOLO COUNTY - CA: Yolo county leaking underground storage tank sites listing

Agency Version Date: 09/09/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/04/2024
Agency: Yolo County Environmental Health
Agency Contact: 530-666-8646
Most Recent Contact: 09/09/2024

LUST_KERN COUNTY - CA: Kern County leaking underground tank sites

Agency Version Date: 09/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: CA Gov geotracker state water resources control bo
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST_RIVERSIDE COUNTY - CA: Riverside county leaking underground storage tank sites

Agency Version Date: 09/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST_SAN FRANCISCO COUNTY - CA: A listing of leaking underground storage tank sites located in San Francisco county.

Agency Version Date: 09/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST_SAN MATEO COUNTY - CA: San Mateo county leaking underground storage tank listing

Agency Version Date: 09/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST_SOLANO COUNTY - CA: Solano county leaking underground storage tank listing

Agency Version Date: 09/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST_SONOMA COUNTY - CA: Sonoma county leaking underground storage tank sites listing

Agency Version Date: 09/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST_SUTTER COUNTY - CA: Sutter County Leaking Underground Storage Tanks

Agency Version Date: 09/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LUST_VENTURA COUNTY - CA: Ventura County leaking underground storage tank site listing

Agency Version Date: 09/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: CA Gov geotracker state water resources control board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)

SLIC REG 1 - CA: List of Region 1 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SLIC REG 2 - CA: List of Region 2 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SLIC REG 3 - CA: List of Region 3 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SLIC REG 4 - CA: List of Region 4 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SLIC REG 5 - CA: List of Region 5 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SLIC REG 6 - CA: List of Region 6 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database that is no longer in current agency list.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SLIC REG 7 - CA: List of Region 7 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SLIC REG 8 - CA: List of Region 8 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SLIC REG 9 - CA: List of Region 9 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database that is no longer in current agency list.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

FEDERAL, STATE, AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)

SLIC_ALAMEDA COUNTY - CA: Listing of spills leaks investigation & cleanup sites

Agency Version Date: 01/16/2019
Agency Update Frequency: Quarterly
Planned Next Contact: 12/12/2024
Agency: Alameda County Environmental Health Services
Agency Contact: 510-567-6721
Most Recent Contact: 09/17/2024

FEDERAL ERNS LIST

ERNS: Emergency Response Notification System records of reported spills

Agency Version Date: 09/09/2024
Agency Update Frequency: Annually
Planned Next Contact: 12/04/2024
Agency: National Response Center United States Coast Guard
Agency Contact: N/R
Most Recent Contact: 09/09/2024

FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

FED E C: Federal listing of remediation sites with engineering controls

Agency Version Date: 10/07/2024
Agency Update Frequency: Varies
Planned Next Contact: 01/01/2025
Agency: U.S. Environmental Protection Agency
Agency Contact: 800-424-9346
Most Recent Contact: 10/07/2024

FED I C: Federal listing of remediation sites with institutional controls

Agency Version Date: 10/07/2024
Agency Update Frequency: Varies
Planned Next Contact: 01/01/2025
Agency: U.S. Environmental Protection Agency
Agency Contact: 800-424-9346
Most Recent Contact: 10/07/2024

RCRA IC_EC: Sites with institutional or engineering controls related to Resource Conservation and Recovery Act

Agency Version Date: 06/25/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/16/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 215-814-2469
Most Recent Contact: 09/19/2024

FEDERAL NPL SITE LIST

NPL: List of priority contaminated sites among identified releases or threatened releases of hazardous substances pollutants or contaminants nationally

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

NPL EPA R1 GIS: Geospatial data for the Environmental Protection Agency Region 1 National Priority List subject to environmental regulation

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-2132
Most Recent Contact: 09/13/2024

NPL EPA R3 GIS: Geospatial data for the Environmental Protection Agency Region 3 National Priority List subject to environmental regulation

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-2132
Most Recent Contact: 09/13/2024

FEDERAL NPL SITE LIST (cont.)

NPL EPA R6 GIS: Geospatial data for the Environmental Protection Agency Region 6 National Priority List subject to environmental regulation

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-2132
Most Recent Contact: 09/13/2024

NPL EPA R8 GIS: Geospatial data for the Environmental Protection Agency Region 8 National Priority List subject to environmental regulation

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-2132
Most Recent Contact: 09/13/2024

NPL EPA R9 GIS: Geospatial data for the Environmental Protection Agency Region 9 National Priority List subject to environmental regulation

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-2132
Most Recent Contact: 09/13/2024

PART NPL: Sites that are a part of an National Priority List site referred to as the parent site

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

PROPOSED NPL: Sites that have been proposed for the National Priority List

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

SEMS_FINAL NPL: All Included National Priority List Sites

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

SEMS_PROPOSED NPL: All Proposed National Priority List Sites

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

STATE- AND TRIBAL - EQUIVALENT CERCLIS

ENVIROSTOR - CA: Department of Toxic Substances Controls

Agency Version Date: 08/08/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/04/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-327-1077
Most Recent Contact: 08/08/2024

HIST TOXIC PITS - CA: Listing of Toxic Pit Cleanup Act sites that are no longer in current agency list.

Agency Version Date: 10/12/2018
Agency Update Frequency: Quarterly
Planned Next Contact: 11/18/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5810
Most Recent Contact: 08/22/2024

STATE- AND TRIBAL - EQUIVALENT CERCLIS (cont.)

OIL & GAS CLEANUP - CA: List of SWRCB Oil & Gas Cleanup Sites from GeoTracker Site Cleanup Program database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: California Regional Water Quality Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SWRCB CLEANUP - CA: List of SWRCB Cleanups from Geotracker including CAF, Sampling Points, and Projects.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: California Regional Water Quality Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

SWRCB NON_CASE - CA: List of SWRCB Non-Case sites from GeoTracker Site Cleanup Program database.

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: California Regional Water Quality Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

TOXIC PITS - CA: Listing of Toxic Pit Cleanup Act sites

Agency Version Date: 03/01/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/18/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5810
Most Recent Contact: 08/22/2024

STATE- AND TRIBAL - EQUIVALENT NPL

HIST RESPONSE - CA: List of state response sites with confirmed releases and potential high risk that are no longer in current agency list.

Agency Version Date: 10/17/2017
Agency Update Frequency: Annually
Planned Next Contact: 12/24/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-327-1077
Most Recent Contact: 09/27/2024

RESPONSE - CA: State response sites with confirmed releases and potential high risk

Agency Version Date: 08/08/2024
Agency Update Frequency: Annually
Planned Next Contact: 11/04/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-327-1077
Most Recent Contact: 08/08/2024

STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

HIST SWF/LF - CA: List of Solid Waste Information System's solid waste facilities and landfills that is no longer in current agency list.

Agency Version Date: 03/05/2018
Agency Update Frequency: Annually
Planned Next Contact: 12/20/2024
Agency: Department of Resources Recycling and Recovery
Agency Contact: 916-341-6066
Most Recent Contact: 09/25/2024

SWF/LF - CA: Solid Waste Information System's facility listing of solid waste facilities and landfills

Agency Version Date: 07/29/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/23/2024
Agency: Department of Resources Recycling and Recovery
Agency Contact: 916-341-6066
Most Recent Contact: 07/29/2024

STATE RCRA GENERATORS LIST

HWG - CA: Hazardous waste generator listing

Agency Version Date: 05/07/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/28/2024
Agency: Department of Toxic Substances Control
Agency Contact: N/R
Most Recent Contact: 08/01/2024

HWG_YOLO COUNTY - CA: Listing of permitted hazardous waste generators

Agency Version Date: 09/09/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/04/2024
Agency: Yolo County Environmental Health
Agency Contact: 530-666-8646
Most Recent Contact: 09/09/2024

STATE AND TRIBAL BROWNFIELD SITES

TRIBAL BROWNFIELDS: Tribal brownfield remediation site listing

Agency Version Date: 12/10/2017
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 10/28/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 08/01/2024

STATE AND TRIBAL VOLUNTARY CLEANUP SITES

VCP - CA: Voluntary Cleanup Program remediation sites listing

Agency Version Date: 08/08/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/04/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 08/08/2024

LOCAL BROWNFIELD LISTS

BROWNFIELDS-ACRES: EPA Brownfields Assessment, Cleanup and Redevelopment Exchange System.

Agency Version Date: 05/03/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/24/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 07/30/2024

EJ BROWNFIELDS: Brownfield remediation sites listing from Environmental Justice.

Agency Version Date: 08/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: ejscreen.epa.gov
Agency Contact: (800) 962-6215
Most Recent Contact: 08/02/2024

FED BROWNFIELDS: Federal brownfield remediation sites

Agency Version Date: 06/14/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/05/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 09/10/2024

HIST FED BROWNFIELDS: Historical federal brownfield remediation sites

Agency Version Date: 09/28/2023
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/05/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 09/10/2024

LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES

FED CDL: The U.S. Department of Justice listing of clandestine drug lab locations

Agency Version Date: 08/29/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/25/2024
Agency: U.S. Department of Justice
Agency Contact: 202-307-7610
Most Recent Contact: 08/29/2024

US HIST CDL: The U.S. Department of Justice historical listing of clandestine drug lab locations

Agency Version Date: 08/05/2019
Agency Update Frequency: Quarterly
Planned Next Contact: 12/26/2024
Agency: U.S. Department of Justice
Agency Contact: 202-307-7610
Most Recent Contact: 10/01/2024

CALARP_KERN COUNTY - CA: Kern County hazardous material permitted facilities

Agency Version Date: 04/18/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/09/2024
Agency: County of Kern Public Health Services Department
Agency Contact: 661-862-8740
Most Recent Contact: 07/15/2024

CASE LIST_SAN DIEGO COUNTY - CA: San Diego county listing of hazardous chemical releases

Agency Version Date: 06/14/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/05/2024
Agency: County of San Diego Department of Environmental Health
Agency Contact: 619-338-2259
Most Recent Contact: 09/10/2024

CDL - CA: Listing of Meth and clandestine drug labs maintained by the Department of Toxic Substances Control

Agency Version Date: 02/23/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/11/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 08/15/2024

CORRECTIVE ACTION_RIVERSIDE COUNTY - CA: Riverside county corrective action sites list

Agency Version Date: 11/15/2017
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 10/24/2024
Agency: Riverside County Environmental Health
Agency Contact: 888-722-4234
Most Recent Contact: 07/30/2024

CS_NAPA COUNTY - CA: Napa county listing of Contaminated sites

Agency Version Date: 06/18/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/09/2024
Agency: Napa County Department of Environmental Management
Agency Contact: 707-253-4471
Most Recent Contact: 09/12/2024

CS_PLACER COUNTY - CA: Placer county cleanup sites listing

Agency Version Date: 09/06/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/03/2024
Agency: Placer County Environmental Health
Agency Contact: 530-745-2350
Most Recent Contact: 09/06/2024

SCH - CA: Listing of possible hazardous material contamination sites on existing school properties

Agency Version Date: 06/14/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/05/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/10/2024

SITE LIST_CONTRA COSTA COUNTY - CA: Listing of underground tank hazardous waste generator and business plan sites in Contra Costa County

Agency Version Date: 06/27/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/18/2024
Agency: Contra Costa Health Services Department
Agency Contact: 925-335-3200
Most Recent Contact: 09/23/2024

LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES (cont.)

TOXIC SITE_SACRAMENTO COUNTY - CA: Sacramento County listing of historical sites where unauthorized releases of potentially hazardous materials have occurred

Agency Version Date: 08/24/2021
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/27/2024
Agency: Sacramento County Environmental Management
Agency Contact: 916-875-8550
Most Recent Contact: 10/02/2024

RECORDS OF EMERGENCY RELEASE REPORTS

HMIRS (DOT): Hazardous Material spills reported by the Department of Transportation

Agency Version Date: 08/06/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/31/2024
Agency: U.S. Department of Transportation
Agency Contact: (202) 366-4996
Most Recent Contact: 08/06/2024

CHMIRS - CA: California Hazardous Material Incident Reporting System's reported accidental hazardous material incidents releases or spills

Agency Version Date: 08/26/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/20/2024
Agency: California Emergency Management Agency
Agency Contact: 916-845-8275
Most Recent Contact: 08/26/2024

HIST CHMIRS - CA: California Hazardous Material Incident Reporting System's reported accidental hazardous material incidents releases or spills

Agency Version Date: 04/06/2017
Agency Update Frequency: Quarterly
Planned Next Contact: 12/20/2024
Agency: California Emergency Management Agency
Agency Contact: 916-845-8275
Most Recent Contact: 09/25/2024

INDUSTRIAL CLEANUP_ORANGE COUNTY - CA: Petroleum and non-petroleum industrial spills

Agency Version Date: 04/18/2024
Agency Update Frequency: Annually
Planned Next Contact: 10/09/2024
Agency: Orange County Health Care Agency
Agency Contact: 714-433-6000
Most Recent Contact: 07/15/2024

SML_LOS ANGELES COUNTY - CA: Listing of all Emergency Response session spills

Agency Version Date: 07/12/2017
Agency Update Frequency: Quarterly
Planned Next Contact: 11/29/2024
Agency: Los Angeles Department of Public Health
Agency Contact: 323-890-7808
Most Recent Contact: 09/04/2024

LOCAL LAND RECORDS

LIENS 2: Comprehensive Environmental Response Compensation and Liability Act sites with liens

Agency Version Date: 05/11/2017
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 10/30/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 800-424-9346
Most Recent Contact: 08/05/2024

DEED - CA: The Department of Toxic Substances Control's listing of property locations with Deed restrictions

Agency Version Date: 09/12/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/09/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-341-5791
Most Recent Contact: 09/12/2024

LOCAL LAND RECORDS (cont.)

HIST LIENS - CA: The Department of Toxic Substances Control's listing of property locations with environmental liens that is no longer in current agency list.

Agency Version Date: 12/04/2018
Agency Update Frequency: Annually
Planned Next Contact: 12/17/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/20/2024

LIENS - CA: The Department of Toxic Substances Control's listing of property locations with environmental liens

Agency Version Date: 07/29/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/23/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 07/29/2024

LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES

HIST INDIAN ODI R8: List of Region 8 Indian land open dump inventory sites maintained within the STARS program that is no longer in current agency list.

Agency Version Date: 11/12/2018
Agency Update Frequency: Annually
Planned Next Contact: 11/15/2024
Agency: Indian Health Service
Agency Contact: 855-246-3642
Most Recent Contact: 08/21/2024

INDIAN ODI R8: Region 8 Indian land open dump inventory sites maintained within the STARS program

Agency Version Date: 05/10/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/31/2024
Agency: Indian Health Service
Agency Contact: 855-246-3642
Most Recent Contact: 08/06/2024

ODI: Open dump inventory sites

Agency Version Date: 10/03/2017
Agency Update Frequency: No Update
Planned Next Contact: 12/23/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 09/26/2024

TRIBAL ODI: Indian land open dump inventory for all regions

Agency Version Date: 07/12/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/08/2024
Agency: Indian Health Service
Agency Contact: 301-443-3593
Most Recent Contact: 07/12/2024

HAULERS - CA: Waste Tire Manifest Program Hauler Registration listing

Agency Version Date: 08/12/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/06/2024
Agency: California Department of Resources Recycling and Recovery (CalRecycle)
Agency Contact: 916-341-6066
Most Recent Contact: 08/12/2024

LF_SAN DIEGO COUNTY - CA: San Diego county landfill listing

Agency Version Date: 03/25/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: County of San Diego Department of Environmental Health
Agency Contact: 858-694-2801
Most Recent Contact: 09/13/2024

SWF_LOS ANGELES COUNTY - CA: Listing of Los Angeles County solid waste facilities

Agency Version Date: 04/17/2024
Agency Update Frequency: Varies
Planned Next Contact: 01/02/2025
Agency: LA County Department of Public Works
Agency Contact: 800-320-1771
Most Recent Contact: 10/07/2024

LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES (cont.)

SWRCY - CA: Listing of facilities which perform recycled material processing activities

Agency Version Date: 04/11/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/27/2024
Agency: California Department of Resources Recycling and Recovery (CalRecycle)
Agency Contact: 916-341-6066
Most Recent Contact: 10/02/2024

OTHER ASCERTAINABLE RECORDS

AFS: Air Facility Systems Quarterly Extract

Agency Version Date: 09/13/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 09/13/2024

ALT FUELING: Alternative Fueling Stations by fuel type.

Agency Version Date: 08/13/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/07/2024
Agency: U.S. Department of Energy
Agency Contact: N/R
Most Recent Contact: 08/13/2024

ARENAS: List of Arenas and Sport Venues

Agency Version Date: 04/11/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 10/02/2024

ARENAS 2: List of Convention Centers and Fairgrounds

Agency Version Date: 04/09/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/25/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 09/30/2024

BRS: Reporting of hazardous waste generation and management from large quantity generators

Agency Version Date: 08/14/2024
Agency Update Frequency: Biennial
Planned Next Contact: 11/08/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/14/2024

CDC HAZDAT: The Agency for Toxic Substances and Disease Registry's Hazardous Substance Release/Health Effects Database.

Agency Version Date: 06/19/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: Agency for Toxic Substances and Disease Registry
Agency Contact: 770-488-6399
Most Recent Contact: 09/13/2024

CHURCHES: List of places of worship

Agency Version Date: 04/15/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/31/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 10/04/2024

COAL ASH DOE: List of existing and planned generators with 1 megawatt or greater of combined capacity that are utilizing coal ash impoundments.

Agency Version Date: 11/15/2023
Agency Update Frequency: Varies
Planned Next Contact: 10/28/2024
Agency: Department of Energy
Agency Contact: (202) 586-8800
Most Recent Contact: 08/01/2024

OTHER ASCERTAINABLE RECORDS (cont.)

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

Agency Version Date: 03/29/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/16/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 09/19/2024

COAL GAS: Manufactured Gas Plant locations

Agency Version Date: 08/20/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/14/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 08/20/2024

COLLEGES: List of major Universities & Colleges

Agency Version Date: 03/14/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/29/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 09/04/2024

COLLEGES 2: List of Universities & Colleges

Agency Version Date: 03/20/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/05/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 09/10/2024

CONSENT (DECREES): Legal decisions regarding responsibility for Superfund locations

Agency Version Date: 06/19/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: Environmental Protection Agency
Agency Contact: (800) 424-9346
Most Recent Contact: 09/13/2024

CORRECTIVE ACTIONS_2020: In 2009 the EPA created the 2020 Corrective Action Baseline list of contaminated or potentially contaminated sites with a cleanup goal to complete 95% by the year 2020. The names on the list indicate the facility owners who may or may not have caused the contamination.

Agency Version Date: 12/19/2023
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/27/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 09/04/2024

DAYCARE: List of Daycare facilities

Agency Version Date: 06/07/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/28/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 09/03/2024

DEBRIS EPA LF: EPA list of designated landfill facilities for the safe disposal of disaster debris.

Agency Version Date: 08/29/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/25/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 08/29/2024

DEBRIS EPA SWRCY: EPA list of facilities for the safe recovery, recycling, and disposal of disaster debris.

Agency Version Date: 08/29/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/25/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 08/29/2024

OTHER ASCERTAINABLE RECORDS (cont.)

DOCKET CRIM PROS 2: Criminal affirmative cases filed by the United States involving CAA CWA CERCLA EPCRA FIFRA MPRSA RCRA & TSCA.

Agency Version Date: 06/06/2023
Agency Update Frequency: Quarterly
Planned Next Contact: 11/07/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-1744
Most Recent Contact: 08/13/2024

DOD: Department of Defense sites from the Protected Areas Database (PAD-US)

Agency Version Date: 06/19/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: United States Geologic Survey (USGS)
Agency Contact: 1-888-275-8747
Most Recent Contact: 09/13/2024

DOT OPS: Incident Data Report

Agency Version Date: 04/11/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: U.S. Department of Transportation
Agency Contact: (202) 366-4996
Most Recent Contact: 10/02/2024

ECHO: ECHO is EPA Enforcement and Compliance History Online website to search for facilities in your community to assess their compliance with environmental regulations related to CAA, CWA, RCRA, & SDWA.

Agency Version Date: 05/15/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/05/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 202-566-1667
Most Recent Contact: 08/09/2024

EJ CHURCH: List of places of worship from Environmental Justice.

Agency Version Date: 08/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: ejscreen.epa.gov
Agency Contact: (800) 962-6215
Most Recent Contact: 08/02/2024

EJ HOSPITALS: Hospitals list from Environmental Justice.

Agency Version Date: 08/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: ejscreen.epa.gov
Agency Contact: (800) 962-6215
Most Recent Contact: 08/02/2024

EJ SCHOOLS: Schools list from Environmental Justice.

Agency Version Date: 08/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: ejscreen.epa.gov
Agency Contact: (800) 962-6215
Most Recent Contact: 08/02/2024

EJ TOXIC RELEASE: Toxic release inventory from Environmental Justice.

Agency Version Date: 08/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: ejscreen.epa.gov
Agency Contact: (800) 962-6215
Most Recent Contact: 08/02/2024

ENOI: The Electronic Notice of Intent (eNOI) database contains construction sites and industrial facilities that submit permit requests to EPA for Construction General Permits (CGP) and Multi-Sector General Permits (MSGP).

Agency Version Date: 03/19/2021
Agency Update Frequency: Quarterly
Planned Next Contact: 10/21/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 07/25/2024

OTHER ASCERTAINABLE RECORDS (cont.)

EPA FUELS: List of companies and facilities registered to participate in EPA Fuel Programs under Title 40 CFR Part 80.

Agency Version Date: 06/25/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/16/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: (202) 564-2307
Most Recent Contact: 09/19/2024

EPA OSC: Listing of oil spills and hazardous substance release sites requiring EPA On-Site Coordinators.

Agency Version Date: 05/08/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/29/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: (202) 564-2307
Most Recent Contact: 08/02/2024

EPA WATCH: The EPA Watch List was used to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. EPA maintained the lists from 2011 - 2013.

Agency Version Date: 02/09/2018
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 10/28/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: (202) 564-2307
Most Recent Contact: 08/01/2024

FA HWF: Hazardous Waste Facilities with Financial Assurance

Agency Version Date: 05/29/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/15/2024
Agency: Environmental Protection Agency
Agency Contact: (800) 424-9346
Most Recent Contact: 08/21/2024

FEDLAND: Federal Lands from the Protected Areas Database (PAD-US)

Agency Version Date: 09/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: United States Geologic Survey (USGS)
Agency Contact: 1-888-275-8747
Most Recent Contact: 09/13/2024

FRS: Facility Registry Systems

Agency Version Date: 06/27/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/18/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 09/23/2024

FTTS: Tracking of administrative and enforcement activities related to FIFRA/TSCA

Agency Version Date: 04/06/2013
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 11/12/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 564-2280
Most Recent Contact: 08/16/2024

FTTS INSP: Tracking of inspections related to FIFRA/TSCA

Agency Version Date: 05/08/2017
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 11/05/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 564-2280
Most Recent Contact: 08/09/2024

FUDS: Defense sites that require cleanup

Agency Version Date: 06/28/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/19/2024
Agency: US Army Corps of Engineering
Agency Contact: (202) 761-0011
Most Recent Contact: 09/24/2024

OTHER ASCERTAINABLE RECORDS (cont.)

GOV MANSIONS: List of Governors Mansions

Agency Version Date: 04/11/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 10/02/2024

HIST AFS: List of Air Facility Systems Quarterly Extract that are no longer in current agency list.

Agency Version Date: 06/19/2019
Agency Update Frequency: Quarterly
Planned Next Contact: 10/28/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/01/2024

HIST AFS 2: List of Air Facility Systems Quarterly Extract that are no longer in current agency list.

Agency Version Date: 11/26/2018
Agency Update Frequency: Quarterly
Planned Next Contact: 11/27/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 09/02/2024

HIST DOD: Department of Defense historical sites

Agency Version Date: 06/19/2024
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/10/2024
Agency: Environmental Protection Agency
Agency Contact: (800) 424-9346
Most Recent Contact: 09/13/2024

HIST LEAD_SMELTER: List of former lead smelter sites that is no longer in current agency list.

Agency Version Date: 12/12/2018
Agency Update Frequency: Annually
Planned Next Contact: 11/13/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/19/2024

HIST MLTS: List of sites in possession/use of radioactive materials regulated by NRC that is no longer in current agency list.

Agency Version Date: 07/13/2016
Agency Update Frequency: Annually
Planned Next Contact: 11/21/2024
Agency: Nuclear Regulatory Commission
Agency Contact: (800) 397-4209
Most Recent Contact: 08/27/2024

HIST PCB TRANS: List of PCB Disposal Facilities that are no longer in current agency list.

Agency Version Date: 01/18/2018
Agency Update Frequency: No Update
Planned Next Contact: 12/11/2024
Agency: Environmental Protection Agency
Agency Contact: (703) 308-8404
Most Recent Contact: 09/16/2024

HIST PCS ENF: List of permitted facilities to discharge wastewater (Federal equivalent to NPDES) that are no longer in current agency list.

Agency Version Date: 12/08/2018
Agency Update Frequency: Annually
Planned Next Contact: 12/25/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 564-6582
Most Recent Contact: 09/30/2024

HIST PCS FACILITY: List of Permitted facilities to discharge wastewater (Federal equivalent to NPDES) that are no longer in current agency list.

Agency Version Date: 12/18/2018
Agency Update Frequency: Annually
Planned Next Contact: 12/25/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 564-6582
Most Recent Contact: 09/30/2024

OTHER ASCERTAINABLE RECORDS (cont.)

HIST SSTS: List of tracking of facilities who produce pesticides and their quantity that are no longer in current agency list.

Agency Version Date: 02/13/2019
Agency Update Frequency: Annually
Planned Next Contact: 12/13/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 09/18/2024

HOSPITALS: List of major Hospitals

Agency Version Date: 06/10/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/29/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 09/04/2024

HWC DOCKET: Listing of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste.

Agency Version Date: 06/25/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/16/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: (202) 564-2307
Most Recent Contact: 09/19/2024

ICIS: Comprised of all Federal Administrative and Judicial enforcement information [intended to replace PCS] by tracking enforcement and compliance information (also contains what used to be known as FFTS)

Agency Version Date: 08/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/07/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/13/2024

INACTIVE PCS: Inactive Permitted facilities to discharge wastewater

Agency Version Date: 08/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/07/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 564-6582
Most Recent Contact: 08/13/2024

INDIAN RESERVATION: American Indian Lands from the Protected Areas Database (PAD-US)

Agency Version Date: 09/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: United States Geologic Survey (USGS)
Agency Contact: 1-888-275-8747
Most Recent Contact: 09/13/2024

LUCIS: Land Use Control Information Systems

Agency Version Date: 03/08/2023
Agency Update Frequency: Quarterly
Planned Next Contact: 11/06/2024
Agency: Department of the Navy: BRAC PMO
Agency Contact: (619) 532-0900
Most Recent Contact: 08/12/2024

LUCIS 2: Land Use Control Information Systems

Agency Version Date: 01/17/2018
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/12/2024
Agency: Department of the Navy: BRAC PMO
Agency Contact: (619) 532-0900
Most Recent Contact: 09/17/2024

MANIFEST EPA: EPA Hazardous Waste Electronic Manifest System (e-Manifest)

Agency Version Date: 06/28/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/19/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 09/24/2024

OTHER ASCERTAINABLE RECORDS (cont.)

MGP: Locations of all Manufactured Gas Plants

Agency Version Date: 07/05/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/26/2024
Agency: Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 10/01/2024

MINE OPERATIONS: Mine plants and operations for commodities monitored by the National Minerals Information Center of the USGS

Agency Version Date: 07/02/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/23/2024
Agency: USGS Mineral Resources Program
Agency Contact: (703) 648-5953
Most Recent Contact: 09/26/2024

MINES: Mines Master Index Files

Agency Version Date: 05/20/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/08/2024
Agency: Department of Labor
Agency Contact: (202) 693-9400
Most Recent Contact: 08/14/2024

MINES USGS: Listing of all active mines and mineral plants in 2003

Agency Version Date: 07/02/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/23/2024
Agency: USGS Mineral Resources Program
Agency Contact: (703) 648-5953
Most Recent Contact: 09/26/2024

MLTS: Sites in possession/use of radioactive materials regulated by NRC

Agency Version Date: 12/22/2023
Agency Update Frequency: Varies
Planned Next Contact: 12/04/2024
Agency: Nuclear Regulatory Commission
Agency Contact: (800) 397-4209
Most Recent Contact: 09/09/2024

NPL AOC: Areas of Concern related to NPL remediation sites

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 09/13/2024

NPL LIENS: National Priority List of sites with Liens

Agency Version Date: 06/19/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

NURSING HOMES: List of Nursing Homes

Agency Version Date: 06/07/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/28/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 09/03/2024

OSHA: OSHA's listing of inspections violations and fatality information

Agency Version Date: 05/16/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/06/2024
Agency: Occupational Safety & Health Administration
Agency Contact: 800-321-6742
Most Recent Contact: 08/12/2024

PADS: Listing of generators transporters commercial store/ brokers and disposers of PCB

Agency Version Date: 09/12/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/09/2024
Agency: Environmental Protection Agency
Agency Contact: (703) 308-8404
Most Recent Contact: 09/12/2024

OTHER ASCERTAINABLE RECORDS (cont.)

PCB TRANSFORMER: Disposal and Storage of Polychlorinated Biphenyl (PCB) Waste

Agency Version Date: 07/02/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/23/2024
Agency: Environmental Protection Agency
Agency Contact: (703) 308-8404
Most Recent Contact: 09/26/2024

PCS ENF: Permitted facilities to discharge wastewater (Federal equivalent to NPDES)

Agency Version Date: 08/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/07/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 564-6582
Most Recent Contact: 08/13/2024

PCS FACILITY: Permitted facilities to discharge wastewater (Federal equivalent to NPDES)

Agency Version Date: 08/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/07/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 564-6582
Most Recent Contact: 08/13/2024

PFAS FED SITES: PFAS Detection on Federal Facilities

Agency Version Date: 07/12/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 07/12/2024

PFAS INDUSTRY: List of Industries potentially handling PFAS

Agency Version Date: 07/12/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 07/12/2024

PFAS MANIFEST: PFAS Transfer Manifest

Agency Version Date: 07/12/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 07/12/2024

PFAS NPL: List of NPL sites with PFAS or PFOA contamination

Agency Version Date: 08/23/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/19/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 08/23/2024

PFAS PROD: PFAS Production Sites

Agency Version Date: 07/12/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 07/12/2024

PFAS SPILLS: List of PFAS Spill Sites

Agency Version Date: 07/12/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 07/12/2024

PFAS TRIS: List of TRIS sites where PFAS or PFOA are used/manufactured/ treated/ transported/released.

Agency Version Date: 08/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/07/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/13/2024

OTHER ASCERTAINABLE RECORDS (cont.)

PFAS UCMR3: List of PWS wells sampled for Unregulated Contaminant Monitoring Rule (UCMR)

Agency Version Date: 06/02/2022
Agency Update Frequency: Quarterly
Planned Next Contact: 10/21/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 07/25/2024

PFAS WQP: List of PFAS from Water Quality Portal

Agency Version Date: 07/12/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/08/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 07/12/2024

PRISONS: List of Prison facilities

Agency Version Date: 05/03/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/24/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 07/30/2024

RAATS: Listing of major violators with enforcement actions issued under RCRA. Includes administrative and civil actions filed by the EPA. This dataset is no longer maintained.

Agency Version Date: 09/23/2019
Agency Update Frequency: Varies
Planned Next Contact: 11/28/2024
Agency: Environmental Protection Agency
Agency Contact: N/R
Most Recent Contact: 09/03/2024

RADINFO: EPA regulated facilities with radiation and radioactive materials

Agency Version Date: 08/01/2019
Agency Update Frequency: Varies
Planned Next Contact: 11/18/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/22/2024

RMP: Facilities producing/handling/ process/ distribute/ store specific chemicals report plans required by the Clean Air Act

Agency Version Date: 06/14/2023
Agency Update Frequency: Monthly
Planned Next Contact: 11/15/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 564-2534
Most Recent Contact: 08/21/2024

ROD: Permanent remedy at an NPL site

Agency Version Date: 06/19/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: Environmental Protection Agency
Agency Contact: (800) 424-9346
Most Recent Contact: 09/13/2024

SCHOOLS PRIVATE: List of Private Schools

Agency Version Date: 06/10/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/29/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 09/04/2024

SCHOOLS PUBLIC: List of Public Schools

Agency Version Date: 06/10/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/29/2024
Agency: DHS Homeland Infrastructure Foundation
Agency Contact: N/R
Most Recent Contact: 09/04/2024

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners

Agency Version Date: 07/22/2024
Agency Update Frequency: No Update
Planned Next Contact: 10/16/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 07/22/2024

OTHER ASCERTAINABLE RECORDS (cont.)

SEMS_SMELTER: This report includes sites that have smelting-related, or potentially smelting-related, indicators in the SEMS database. The report includes information on the site location as well as contaminants of concern.

Agency Version Date: 06/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 703-603-8867
Most Recent Contact: 09/13/2024

SSTS: Tracking of facilities who produce pesticides and their quantity

Agency Version Date: 05/01/2024
Agency Update Frequency: Annually
Planned Next Contact: 10/22/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 07/26/2024

STORMWATER: Permitted storm water sites

Agency Version Date: 08/06/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/31/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/06/2024

TOSCA-PLANT: Plants controlled by the Toxic Substance Control Act

Agency Version Date: 08/22/2023
Agency Update Frequency: Varies
Planned Next Contact: 10/29/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/02/2024

TRIS: Information regarding toxic chemicals that are being used/manufactured/ treated/ transported/released into the environment

Agency Version Date: 08/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/07/2024
Agency: Environmental Protection Agency
Agency Contact: (202) 566-1667
Most Recent Contact: 08/13/2024

UMTRA: Uranium Recovery Sites

Agency Version Date: 05/17/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/07/2024
Agency: United States Nuclear Regulatory Commission
Agency Contact: (301) 415-8200
Most Recent Contact: 08/13/2024

VAPOR: EPA Vapor Intrusion Database

Agency Version Date: 03/19/2021
Agency Update Frequency: Varies
Planned Next Contact: 10/22/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 855-246-3642
Most Recent Contact: 07/26/2024

AOC_SAN GABRIEL VALLEY - CA: San Gabriel Valley Superfund sites

Agency Version Date: 06/19/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/10/2024
Agency: U.S. Environmental Protection Agency
Agency Contact: 415-972-3181
Most Recent Contact: 09/13/2024

BOND EXPENDITURE PLAN - CA: Hazardous Substance Cleanup Bond Act of 1984 Article 7.5 of Health and Safety Code 25385 listing of orphan sites

Agency Version Date: 08/08/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/04/2024
Agency: Department of Toxic Substance Control
Agency Contact: 916-322-2861
Most Recent Contact: 08/08/2024

OTHER ASCERTAINABLE RECORDS (cont.)

BP HW OUT_VENTURA COUNTY - CA: Ventura County Business Plan Hazardous Waste Producers and Operating Underground Tanks

Agency Version Date: 07/01/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/20/2024
Agency: Ventura County Environmental Health Division
Agency Contact: 805-654-2815
Most Recent Contact: 09/25/2024

BUSINESS INVENTORY_SAN MATEO COUNTY - CA: San Mateo County listing of underground storage tanks, hazardous materials, business plans, and hazardous waste generators

Agency Version Date: 05/28/2024
Agency Update Frequency: Annually
Planned Next Contact: 11/18/2024
Agency: San Mateo County Environmental Health Services Division
Agency Contact: 650-372-6200
Most Recent Contact: 08/22/2024

CALEPA SITES - CA: CalEPA Regulated Sites from the Certified Unified Program Agencies (CUPA).

Agency Version Date: 05/20/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/08/2024
Agency: California Environmental Protection Agency Unified Program Section
Agency Contact: 916-327-5092
Most Recent Contact: 08/14/2024

CIWQS - CA: California Integrated Water Quality System database facilities listing which includes owner information, violations, inspections, and other regulatory matters

Agency Version Date: 05/08/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/29/2024
Agency: CA State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 08/02/2024

CIWQS 2 - CA: California Integrated Water Quality System database facilities listing which includer owner information violations inspections and other regulatory matters

Agency Version Date: 03/01/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/18/2024
Agency: CA State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 08/22/2024

CORTESE - CA: Compliance document used in providing information about the location of hazardous material release sites utilized by the state local agencies and developers

Agency Version Date: 09/05/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/02/2024
Agency: Department of Toxic Substance Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/05/2024

CUPA_BUTTE COUNTY - CA: Listing of the Butte County Certified Unified Program Agency`s hazardous material program sites

Agency Version Date: 03/19/2023
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 01/02/2025
Agency: Butte County Environmental Health
Agency Contact: 530.538.7281
Most Recent Contact: 10/08/2024

CUPA_FRESNO COUNTY - CA: Listing of the Fresno County Certified Unified Program Agency's hazardous material program sites

Agency Version Date: 05/16/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/06/2024
Agency: Fresno County Department of Public Health
Agency Contact: 559-600-3271
Most Recent Contact: 08/12/2024

CUPA_PLACER COUNTY - CA: Listing of the Placer County Certified Unified Program Agency's hazardous material program sites

Agency Version Date: 09/06/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/03/2024
Agency: Placer County Environmental Health
Agency Contact: 530-745-2350
Most Recent Contact: 09/06/2024

OTHER ASCERTAINABLE RECORDS (cont.)

DAYCARE - CA: List of daycare locations

Agency Version Date: 09/03/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/28/2024
Agency: California Department of Social Services
Agency Contact: 916-651-6040
Most Recent Contact: 09/03/2024

DRYCLEANERS - CA: Listing of drycleaning facilities

Agency Version Date: 09/09/2014
Agency Update Frequency: Quarterly
Planned Next Contact: 10/31/2024
Agency: California EPA Air Resources Board
Agency Contact: 916-324-3013
Most Recent Contact: 08/06/2024

DRYCLEANERS_AMADOR COUNTY - CA: Listing of drycleaning facilities in Amador County

Agency Version Date: 11/02/2016
Agency Update Frequency: Varies
Planned Next Contact: 10/17/2024
Agency: Amador County APCD
Agency Contact: (209) 223-6439
Most Recent Contact: 07/23/2024

DRYCLEANERS_ANTELOPE VALLEY - CA: Listing of drycleaning facilities in Antelope Valley

Agency Version Date: 07/01/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/20/2024
Agency: Antelope Valley AQMD
Agency Contact: 661-723-8070
Most Recent Contact: 09/25/2024

DRYCLEANERS_BAY AREA - CA: Listing of drycleaning facilities in Bay Area

Agency Version Date: 05/09/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/30/2024
Agency: Bay Area AQMD
Agency Contact: 415-749-4784
Most Recent Contact: 08/05/2024

DRYCLEANERS_BUTTE COUNTY - CA: Listing of drycleaning facilities in Butte County

Agency Version Date: 09/11/2024
Agency Update Frequency: Semi Annually
Planned Next Contact: 12/06/2024
Agency: Butte County AQMD
Agency Contact: 530-332-9400 ext. 107
Most Recent Contact: 09/11/2024

DRYCLEANERS_CALAVERAS COUNTY - CA: Listing of drycleaning facilities in Calaveras County

Agency Version Date: 07/14/2022
Agency Update Frequency: Varies
Planned Next Contact: 12/03/2024
Agency: Calaveras County APCD
Agency Contact: 209-754-6504
Most Recent Contact: 09/06/2024

DRYCLEANERS_COLUSA COUNTY - CA: Listing of drycleaning facilities in Colusa County

Agency Version Date: 09/08/2014
Agency Update Frequency: Quarterly
Planned Next Contact: 12/06/2024
Agency: Colusa County APCD
Agency Contact: 530-458-0590
Most Recent Contact: 09/11/2024

DRYCLEANERS_EASTERN KERN COUNTY - CA: Listing of drycleaning facilities in Eastern Kern County

Agency Version Date: 06/17/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/06/2024
Agency: Eastern Kern County APCD
Agency Contact: 661-862-5250
Most Recent Contact: 09/11/2024

DRYCLEANERS_EL DORADO COUNTY - CA: Listing of drycleaning facilities in El Dorado County

Agency Version Date: 03/21/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/06/2024
Agency: El Dorado County AQMD
Agency Contact: 530-621-7503
Most Recent Contact: 09/11/2024

OTHER ASCERTAINABLE RECORDS (cont.)

DRYCLEANERS_FEATHER RIVER - CA: Listing of drycleaning facilities in Feather River

Agency Version Date: 09/24/2021
Agency Update Frequency: Varies
Planned Next Contact: 10/30/2024
Agency: Feather River AQMD
Agency Contact: 530-634-7659 ext. 205
Most Recent Contact: 08/05/2024

DRYCLEANERS_GLENN COUNTY - CA: Listing of drycleaning facilities in Glenn County

Agency Version Date: 10/29/2021
Agency Update Frequency: Varies
Planned Next Contact: 12/25/2024
Agency: Glenn County APCD
Agency Contact: 530-934-6500
Most Recent Contact: 09/30/2024

DRYCLEANERS_GREAT BASIN UNIFIED - CA: Listing of drycleaning facilities in the Great Basin Unified region

Agency Version Date: 09/09/2014
Agency Update Frequency: Varies
Planned Next Contact: 11/08/2024
Agency: Great Basin Unified APCD
Agency Contact: 760-872-8211 ext. 228
Most Recent Contact: 08/14/2024

DRYCLEANERS_IMPERIAL COUNTY - CA: Listing of drycleaning facilities in Imperial County

Agency Version Date: 03/21/2024
Agency Update Frequency: Annually
Planned Next Contact: 12/06/2024
Agency: Imperial County APCD
Agency Contact: 760-482-4606
Most Recent Contact: 09/11/2024

DRYCLEANERS_LAKE COUNTY - CA: Listing of drycleaning facilities in Lake County

Agency Version Date: 07/14/2022
Agency Update Frequency: Varies
Planned Next Contact: 12/02/2024
Agency: Lake County AQMD
Agency Contact: 707-263-7000
Most Recent Contact: 09/05/2024

DRYCLEANERS_LASSEN COUNTY - CA: Listing of drycleaning facilities in Lassen County

Agency Version Date: 05/06/2013
Agency Update Frequency: Varies
Planned Next Contact: 12/19/2024
Agency: Lassen County APCD
Agency Contact: 530-257-1045
Most Recent Contact: 09/24/2024

DRYCLEANERS_MENDOCINO COUNTY - CA: Listing of drycleaning facilities in Mendocino County

Agency Version Date: 08/24/2016
Agency Update Frequency: Varies
Planned Next Contact: 11/25/2024
Agency: Mendocino County AQMD
Agency Contact: 707-463-4354
Most Recent Contact: 08/29/2024

DRYCLEANERS_MOJAVE DESERT - CA: Listing of drycleaning facilities in the Mojave Desert region

Agency Version Date: 07/01/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/20/2024
Agency: Mojave Desert AQMD
Agency Contact: 661-723-8070
Most Recent Contact: 09/25/2024

DRYCLEANERS_MONTEREY BAY - CA: Listing of drycleaning facilities in the Monterey Bay region

Agency Version Date: 04/30/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/21/2024
Agency: Monterey Bay Unified APCD
Agency Contact: 831-647-9418 ext.240
Most Recent Contact: 07/25/2024

DRYCLEANERS_NORTH COAST UNIFIED - CA: Listing of drycleaning facilities in the North Coast region

Agency Version Date: 05/27/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/15/2024
Agency: North Coast Unified AQMD
Agency Contact: 707-443-3093 ext. 111
Most Recent Contact: 08/21/2024

OTHER ASCERTAINABLE RECORDS (cont.)

DRYCLEANERS_NORTHERN SIERRA - CA: Listing of drycleaning facilities in the Northern Sierra region

Agency Version Date: 08/08/2014
Agency Update Frequency: No Update
Planned Next Contact: 10/14/2024
Agency: Northern Sierra AQMD
Agency Contact: 530-274-9360 ext. 106
Most Recent Contact: 07/18/2024

DRYCLEANERS_NORTHERN SONOMA COUNTY - CA: Listing of drycleaning facilities in Northern Sonoma County

Agency Version Date: 04/27/2023
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: Northern Sonoma County APCD
Agency Contact: 707-433-5911
Most Recent Contact: 10/02/2024

DRYCLEANERS_PLACER COUNTY - CA: Listing of drycleaning facilities in Placer County

Agency Version Date: 05/02/2018
Agency Update Frequency: Quarterly
Planned Next Contact: 10/30/2024
Agency: Placer County APCD
Agency Contact: 530-745-2324
Most Recent Contact: 08/05/2024

DRYCLEANERS_SACRAMENTO COUNTY - CA: Listing of drycleaning facilities in Sacramento County

Agency Version Date: 07/26/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/22/2024
Agency: Sacramento Metro AQMD
Agency Contact: 916-874-4817
Most Recent Contact: 07/26/2024

DRYCLEANERS_SAN DIEGO COUNTY - CA: Listing of drycleaning facilities in San Diego County

Agency Version Date: 04/11/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: San Diego County APCD
Agency Contact: 858-586-2618
Most Recent Contact: 10/02/2024

DRYCLEANERS_SAN JOAQUIN VALLEY - CA: Listing of drycleaning facilities in the San Joaquin Valley

Agency Version Date: 07/22/2022
Agency Update Frequency: Varies
Planned Next Contact: 12/13/2024
Agency: San Joaquin Valley APCD
Agency Contact: 559-230-5936
Most Recent Contact: 09/18/2024

DRYCLEANERS_SAN LUIS OBISPO - CA: Listing of drycleaning facilities in the San Luis Obispo region

Agency Version Date: 04/11/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: San Luis Obispo County APCD
Agency Contact: 805-781-5912
Most Recent Contact: 10/02/2024

DRYCLEANERS_SANTA BARBARA COUNTY - CA: Listing of drycleaning facilities in Santa Barbara County

Agency Version Date: 07/19/2023
Agency Update Frequency: Varies
Planned Next Contact: 12/20/2024
Agency: Santa Barbara County APCD
Agency Contact: 805-961-8867
Most Recent Contact: 09/25/2024

DRYCLEANERS_SHASTA COUNTY - CA: Listing of drycleaning facilities in Shasta County

Agency Version Date: 03/21/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/06/2024
Agency: Shasta County AQMD
Agency Contact: 530-225-5674
Most Recent Contact: 09/11/2024

DRYCLEANERS_SISKIYOU COUNTY - CA: Listing of drycleaning facilities in Siskiyou County

Agency Version Date: 09/08/2014
Agency Update Frequency: Varies
Planned Next Contact: 11/26/2024
Agency: Siskiyou County APCD
Agency Contact: N/R
Most Recent Contact: 08/30/2024

OTHER ASCERTAINABLE RECORDS (cont.)

DRYCLEANERS_SOUTH COAST - CA: Listing of drycleaning facilities in the South Coast region

Agency Version Date: 07/05/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/26/2024
Agency: South Coast AQMD
Agency Contact: 909-396-2000
Most Recent Contact: 10/01/2024

DRYCLEANERS_TEHAMA COUNTY - CA: Listing of drycleaning facilities in Tehama County

Agency Version Date: 07/11/2024
Agency Update Frequency: Varies
Planned Next Contact: 01/01/2025
Agency: Tehama County APCD
Agency Contact: 530-527-3717 ext.100
Most Recent Contact: 10/07/2024

DRYCLEANERS_TUOLUMNE COUNTY - CA: Listing of drycleaning facilities in Tuolumne County

Agency Version Date: 09/21/2020
Agency Update Frequency: Varies
Planned Next Contact: 10/14/2024
Agency: Tuolumne County APCD
Agency Contact: 209-533-6678
Most Recent Contact: 07/18/2024

DRYCLEANERS_VENTURA COUNTY - CA: Listing of drycleaning facilities in Ventura County

Agency Version Date: 03/21/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/06/2024
Agency: Ventura County APCD
Agency Contact: 805-645-1405
Most Recent Contact: 09/11/2024

DRYCLEANERS_YOLO-SOLANO COUNTIES - CA: Listing of drycleaning facilities in Yolo and Solano Counties

Agency Version Date: 04/11/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: Yolo-Solano AQMD
Agency Contact: 530-757-3664
Most Recent Contact: 10/02/2024

EMI - CA: An estimation of air pollution for a listing of air permitted facilities

Agency Version Date: 05/01/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/22/2024
Agency: California Air Resources Board
Agency Contact: 916-327-6251
Most Recent Contact: 07/26/2024

FA - CA: Listing of the Department of Toxic Substance Control's Financial Assurance report sites and facilities

Agency Version Date: 06/13/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/04/2024
Agency: Department of Toxic Substance Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/09/2024

FA 2 - CA: Financial Assurance Information for solid waste facilities

Agency Version Date: 06/05/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/26/2024
Agency: Department of Environment & Natural Resources
Agency Contact: 916-341-6066
Most Recent Contact: 08/30/2024

FIRE AREAS - CA: The multi-agency statewide database of fire perimeters.

Agency Version Date: 08/22/2024
Agency Update Frequency: No Update
Planned Next Contact: 11/18/2024
Agency: California Department of Forestry and Fire Protection
Agency Contact: 916-445-4302
Most Recent Contact: 08/22/2024

GCC_SANTA CLARA VALLEY - CA: Santa Clara Valley groundwater contamination cleanups listing

Agency Version Date: 04/11/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: CA State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 10/02/2024

OTHER ASCERTAINABLE RECORDS (cont.)

HAZMAT INCIDENT_CONTRA COSTA COUNTY - CA: Listing of hazardous material incident sites since 1993 in Contra Costa County

Agency Version Date: 06/28/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/19/2024
Agency: Contra Costa Health Services Department
Agency Contact: 925-335-3200
Most Recent Contact: 09/24/2024

HAZMAT_CITY OF SAN JOSE - CA: City of San Jose hazardous material facilities listing

Agency Version Date: 05/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/31/2024
Agency: Santa Clara County Department of Environmental Health
Agency Contact: 408-918-1951
Most Recent Contact: 08/06/2024

HAZMAT_SACRAMENTO COUNTY - CA: Sacramento county hazardous material facilities listing

Agency Version Date: 01/25/2023
Agency Update Frequency: Quarterly
Planned Next Contact: 12/19/2024
Agency: Sacramento County Environmental Management
Agency Contact: 916-875-8550
Most Recent Contact: 09/24/2024

HAZMAT_SAN BERNARDINO COUNTY - CA: San Bernardino county listing of hazardous material permitted facilities

Agency Version Date: 03/28/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/13/2024
Agency: San Bernardino County Fire Department Hazardous Materials Division
Agency Contact: 909-386-8419
Most Recent Contact: 09/18/2024

HAZMAT_SAN DIEGO COUNTY - CA: San Diego county listing of hazardous material permitted facilities

Agency Version Date: 06/21/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/12/2024
Agency: Hazardous Materials Management Division
Agency Contact: 858-505-6700
Most Recent Contact: 09/17/2024

HAZMAT_SANTA CLARA COUNTY - CA: Santa Clara county hazardous material facilities listing

Agency Version Date: 04/11/2024
Agency Update Frequency: Annually
Planned Next Contact: 12/27/2024
Agency: Santa Clara Department of Environmental Health
Agency Contact: 408-918-3428
Most Recent Contact: 10/02/2024

HAZNET - CA: Listing of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters

Agency Version Date: 04/05/2021
Agency Update Frequency: Annually
Planned Next Contact: 10/31/2024
Agency: California Environmental Protection Agency
Agency Contact: 916-341-5791
Most Recent Contact: 08/06/2024

HAZWASTE_ORANGE COUNTY - CA: Orange County hazardous waste facilities

Agency Version Date: 04/04/2024
Agency Update Frequency: Annually
Planned Next Contact: 12/20/2024
Agency: Orange County Health Care Agency
Agency Contact: 714-433-6000
Most Recent Contact: 09/25/2024

HIGH FIRE - CA: Fire hazard severity zones mapped as areas of significant fire hazards on the basis of fuels terrain weather and other factors

Agency Version Date: 07/23/2024
Agency Update Frequency: No update
Planned Next Contact: 10/17/2024
Agency: California Department of Forestry and Fire Protection
Agency Contact: 916-445-4302
Most Recent Contact: 07/23/2024

OTHER ASCERTAINABLE RECORDS (cont.)

HIST CORTESE - CA: The historical compliance document used in providing information about the location of hazardous material release sites utilized by the state local agencies and developers

Agency Version Date: 06/25/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/16/2024
Agency: Department of Toxic Substance Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/19/2024

HIST DRYCLEANERS_SAN DIEGO COUNTY - CA: Historical listing of drycleaning facilities in San Diego County

Agency Version Date: 02/01/2023
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: San Diego County APCD
Agency Contact: 858-586-2618
Most Recent Contact: 10/02/2024

HIST HAZNET - CA: List of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters that are no longer in current agency list.

Agency Version Date: 10/10/2018
Agency Update Frequency: Annually
Planned Next Contact: 12/25/2024
Agency: California Environmental Protection Agency
Agency Contact: 916-341-5791
Most Recent Contact: 09/30/2024

HIST HMS_LOS ANGELES COUNTY - CA: List of Los Angeles county industrial waste and underground storage tank sites that are no longer in current agency list.

Agency Version Date: 09/15/2018
Agency Update Frequency: Annually
Planned Next Contact: 10/28/2024
Agency: County of Los Angeles Department of Public Works
Agency Contact: 626-458-3518
Most Recent Contact: 08/01/2024

HIST HWP - CA: List of the Department of Toxic Substance Control's hazardous waste transporters and corrective action that are no longer in current agency list.

Agency Version Date: 01/18/2019
Agency Update Frequency: Annually
Planned Next Contact: 12/02/2024
Agency: Department of Toxic Substance Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/05/2024

HIST LDS - CA: List of areas of land on or in which hazardous waste is placed or the largest area in which there is significant likelihood of mixing hazardous waste constituents in the same area that are no longer in current agency list.

Agency Version Date: 05/20/2018
Agency Update Frequency: Annually
Planned Next Contact: 12/31/2024
Agency: State Water Qualilty Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 10/04/2024

HIST MCS - CA: List of the State Water Resources Control Boards investigation and remediation of water quality issues at military facilities that is no longer in current agency list.

Agency Version Date: 09/24/2018
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 10/28/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 08/01/2024

HIST NFA - CA: Historical No further action cleanup sites listing

Agency Version Date: 03/21/2019
Agency Update Frequency: Quarterly
Planned Next Contact: 12/20/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/25/2024

HIST SOLVENTS_SANTA CLARA CO - CA: List of Santa Clara County Historic Solvent Case Files

Agency Version Date: 04/16/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 01/01/2025
Agency: Santa Clara Valley Water District
Agency Contact: (408) 630-2694
Most Recent Contact: 10/07/2024

OTHER ASCERTAINABLE RECORDS (cont.)

HMS_LOS ANGELES COUNTY - CA: Listing of Los Angeles county industrial waste and underground storage tank sites

Agency Version Date: 08/02/2024
Agency Update Frequency: Monthly
Planned Next Contact: 10/29/2024
Agency: County of Los Angeles Department of Public Works
Agency Contact: 626-458-3518
Most Recent Contact: 08/02/2024

HWM COMMERCIAL FACILITIES - CA: Listing of all commercial hazardous waste permitted off-site transfer recycling treatment storage and disposal facilities

Agency Version Date: 09/03/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/28/2024
Agency: Department of Toxic Substance Control
Agency Contact: 916-322-5308
Most Recent Contact: 09/03/2024

HWP - CA: Facility listing of the Department of Toxic Substance Control's hazardous waste transporters and corrective action

Agency Version Date: 09/12/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/09/2024
Agency: Department of Toxic Substance Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/12/2024

HWT - CA: Listing of registered hazardous waste transporters

Agency Version Date: 06/25/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/16/2024
Agency: Department of Toxic Substance Control
Agency Contact: 916-322-2861
Most Recent Contact: 09/19/2024

LDS - CA: List of Land Disposal Cleanup Sites from Geotracker

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

LOP_SANTA CLARA COUNTY - CA: Santa Clara county leaking underground storage tank sites

Agency Version Date: 07/21/2017
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 11/22/2024
Agency: Department of Environmental Health
Agency Contact: 408-280-6479
Most Recent Contact: 08/28/2024

MCS - CA: List of Military Cleanup Sites from Geotracker

Agency Version Date: 06/14/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/05/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5791
Most Recent Contact: 09/10/2024

MWMP - CA: Listing of treatment and transfer stations that properly handle and dispose of medical waste that are permitted and inspected by the Medical Waste Management Program

Agency Version Date: 09/16/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/11/2024
Agency: California-Health Human Services Department of Public Health
Agency Contact: 916-449-5661
Most Recent Contact: 09/16/2024

MWMP 2 - CA: Listing of facilities that generate permitted medical waste and are inspected by the Medical Waste Management Program

Agency Version Date: 01/13/2022
Agency Update Frequency: Quarterly
Planned Next Contact: 11/29/2024
Agency: California-Health Human Services Department of Public Health
Agency Contact: 916-449-5661
Most Recent Contact: 09/04/2024

OTHER ASCERTAINABLE RECORDS (cont.)

NFA - CA: No further action cleanup sites listing

Agency Version Date: 08/08/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/04/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 08/08/2024

NFE - CA: Unconfirmed contaminated properties listing

Agency Version Date: 08/08/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/04/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 08/08/2024

NPDES - CA: Listing of facilities with wastewater and NPDES permits including stormwater

Agency Version Date: 07/05/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 12/26/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5810
Most Recent Contact: 10/01/2024

PERCHLORATE 2 - CA: Listing of contaminated sites where the primary known chemical is perchlorate

Agency Version Date: 08/06/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/31/2024
Agency: Department of Toxic Substances Control
Agency Contact: 916-322-2861
Most Recent Contact: 08/06/2024

PFAS - CA: List of PFAS sites and areas of interest

Agency Version Date: 08/21/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/15/2024
Agency: California State Water Resources Control Board
Agency Contact: N/R
Most Recent Contact: 08/21/2024

PFAS DOD - CA: List of DoD facilities conducting PFAS investigations

Agency Version Date: 08/23/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/19/2024
Agency: California State Water Resources Control Board
Agency Contact: N/R
Most Recent Contact: 08/23/2024

PFAS GAMA - CA: PFOS & PFAS GAMA Well Sampling program

Agency Version Date: 08/19/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 11/13/2024
Agency: California State Water Resources Control Board
Agency Contact: N/R
Most Recent Contact: 08/19/2024

PROPOSITION 65 - CA: Listing of Proposition 65 enforcement reporting notice sites in accordance with "The Safe Drinking Water and Toxic Enforcement Act of 1986"

Agency Version Date: 04/23/2024
Agency Update Frequency: No update
Planned Next Contact: 01/02/2025
Agency: State of California Department of JusticeOffice of the Attorney General
Agency Contact: 510-873-6321
Most Recent Contact: 10/07/2024

RFR - CA: State Water Resources Control Board Regulated Facility Report database listing which includes program agency type and their permit status

Agency Version Date: 07/22/2024
Agency Update Frequency: Varies
Planned Next Contact: 10/16/2024
Agency: CA State Water Resources Control Board
Agency Contact: 916-341-5810
Most Recent Contact: 07/22/2024

OTHER ASCERTAINABLE RECORDS (cont.)

SITES INVENTORY_VENTURA COUNTY - CA: Listing of Ventura County inventory of closed illegal abandoned and inactive sites

Agency Version Date: 05/14/2021
Agency Update Frequency: Annually
Planned Next Contact: 12/16/2024
Agency: Environmental Health Division
Agency Contact: 805-654-2815
Most Recent Contact: 09/19/2024

SMU_SANTA BARBARA COUNTY - CA: Site Mitigation Unit site assessment and corrective actions at properties in Santa Barbara County

Agency Version Date: 05/20/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/08/2024
Agency: Santa Barbara County APCD
Agency Contact: (805) 681-4900
Most Recent Contact: 08/14/2024

SWAT - CA: The SWAT Reports Summary Data and the Waste Management Unit Database were published by State Water Resources Control Board staff and the Regional Water Quality Control Boards for tracking and inventory of waste management units.

Agency Version Date: 08/08/2015
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/26/2024
Agency: Department of Ecology
Agency Contact: 916-322-2861
Most Recent Contact: 10/01/2024

VCCP_VENTURA COUNTY - CA: Listing of Ventura County cleanup program sites

Agency Version Date: 07/22/2022
Agency Update Frequency: No Longer Maintained
Planned Next Contact: 12/10/2024
Agency: Environmental Health Division
Agency Contact: 805-654-2815
Most Recent Contact: 09/13/2024

WDR - CA: List of Waste Discharge Requirement Sites.

Agency Version Date: 05/10/2024
Agency Update Frequency: Quarterly
Planned Next Contact: 10/31/2024
Agency: State Water Resources Control Board
Agency Contact: N/R
Most Recent Contact: 08/06/2024

WDS - CA: Listing of waste discharge system reporting facilities

Agency Version Date: 06/28/2023
Agency Update Frequency: Quarterly
Planned Next Contact: 11/29/2024
Agency: State Water Resources Control Board
Agency Contact: 916-341-5810
Most Recent Contact: 09/04/2024

WILDLANDS - CA: The Wildlands Conservancy listing of preserves in California

Agency Version Date: 07/08/2024
Agency Update Frequency: Varies
Planned Next Contact: 12/27/2024
Agency: The Wildlands Conservancy
Agency Contact: 909-797-8507
Most Recent Contact: 10/02/2024

WIP - CA: Listing of Well Investigation Program cases in the San Gabriel and San Fernando Valley area

Agency Version Date: 07/01/2009
Agency Update Frequency: Varies
Planned Next Contact: 12/17/2024
Agency: Los Angeles Water Quality Control Board
Agency Contact: 916-341-5810
Most Recent Contact: 09/20/2024

OTHER

SEISMIC - CA: Earthquake Zones of Required Investigation. Shows the location of both Seismic Hazard Zones and Earthquake Fault Zones

Agency Version Date: 09/04/2024
Agency Update Frequency: Varies
Planned Next Contact: 11/29/2024
Agency: State of California Department of Conservation
Agency Contact: 916-324-7299
Most Recent Contact: 09/04/2024

SUBJECT PROPERTY ADDRESS:

School Property
5034 N Clydebank Ave
Covina, CA 91722

SUBJECT PROPERTY COORDINATES:

Latitude(North):	34.102710 - 34°6'9.8"
Longitude(West):	-117.920681 - -117°55'14.5"
Universal Transverse Mercator:	Zone 11N
UTM X (Meters):	415078.19
UTM Y (Meters):	3773926.95
State Plane Coordinates:	0405 - California Zone 5 (US Survey Feet)
X Coordinate (Feet):	6585678.827 E
Y Coordinate (Feet):	1859769.887 N

ELEVATION:

Elevation:	471 ft. above sea level

USGS TOPOGRAPHIC MAP:

Subject Property Map:	34117-A8 Baldwin Park, CA
Most Recent Revision:	2018

GEOHYDROLOGY DATA:

SUBJECT PROPERTY TOPOGRAPHY:

Topographic Gradient: West

DFIRM FLOOD ZONE:

	DFIRM Flood
Subject Property County:	Electronic Data:
LOS ANGELES	Yes - refer to the PROPERTY PROXIMITY MAP and AREA MAP
Flood Plain Panel at Subject Property:	06037C1700F (Eff. date 9/26/2008)
Additional Panels in search area:	No available data

FEMA FLOOD ZONE:

	FEMA Flood
Subject Property County:	Electronic Data:
LOS ANGELES	Yes - refer to the PROPERTY PROXIMITY MAP and AREA MAP
Flood Plain Panel at Subject Property:	0650430860B
Additional Panels in search area:	0650150000A 0650240000A 0601290000A

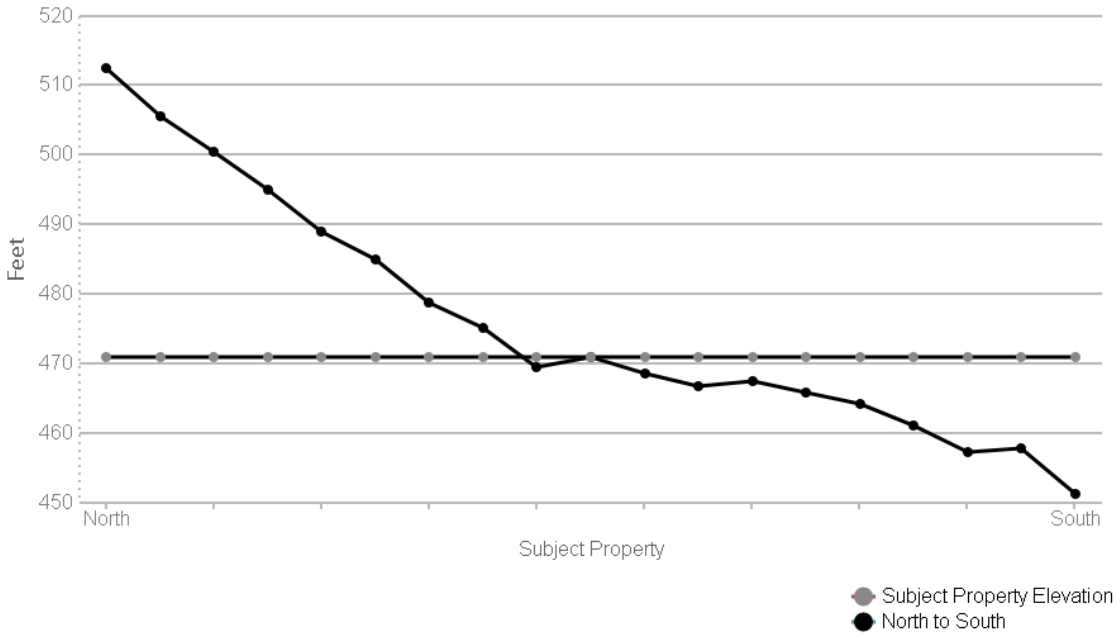
NATIONAL WETLAND INVENTORY:

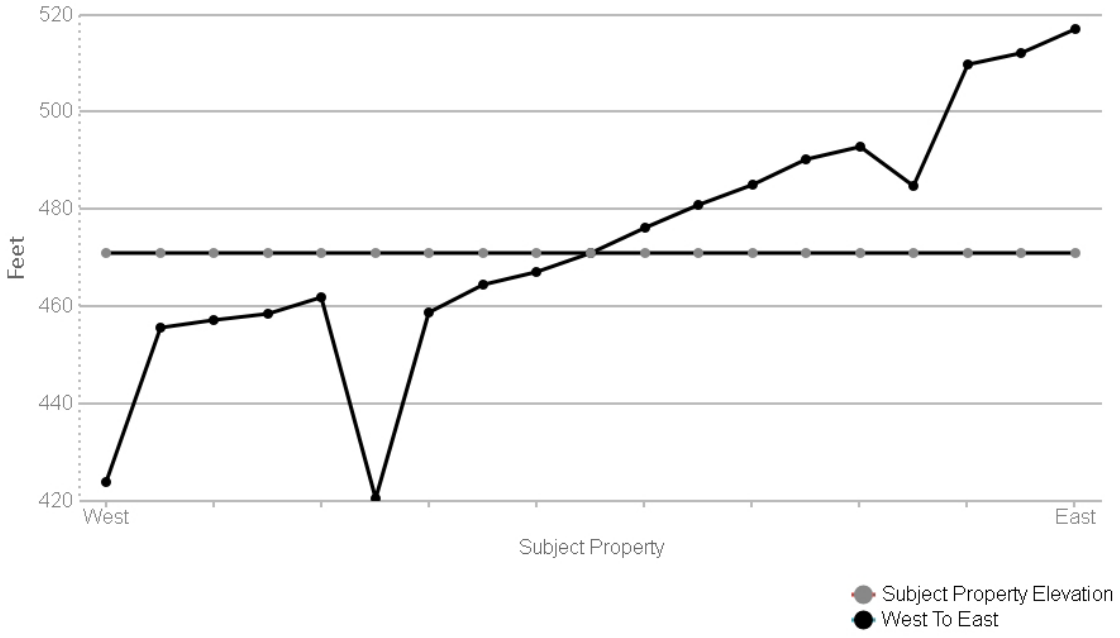
	NWI Electronic
NWI Quad at Subject Property:	Data Coverage:
Baldwin Park	Yes - refer to the Geological Findings Map

LITHOSTRATIGRAPHIC INFORMATION:

ROCK STRATIGRAPHIC UNIT:		GEOLOGIC AGE IDENTIFICATION
Era:	Cenozoic	Category: 4 Q Quaternary
System:	Quaternary	
Series:	Quaternary	
Code:	Q	

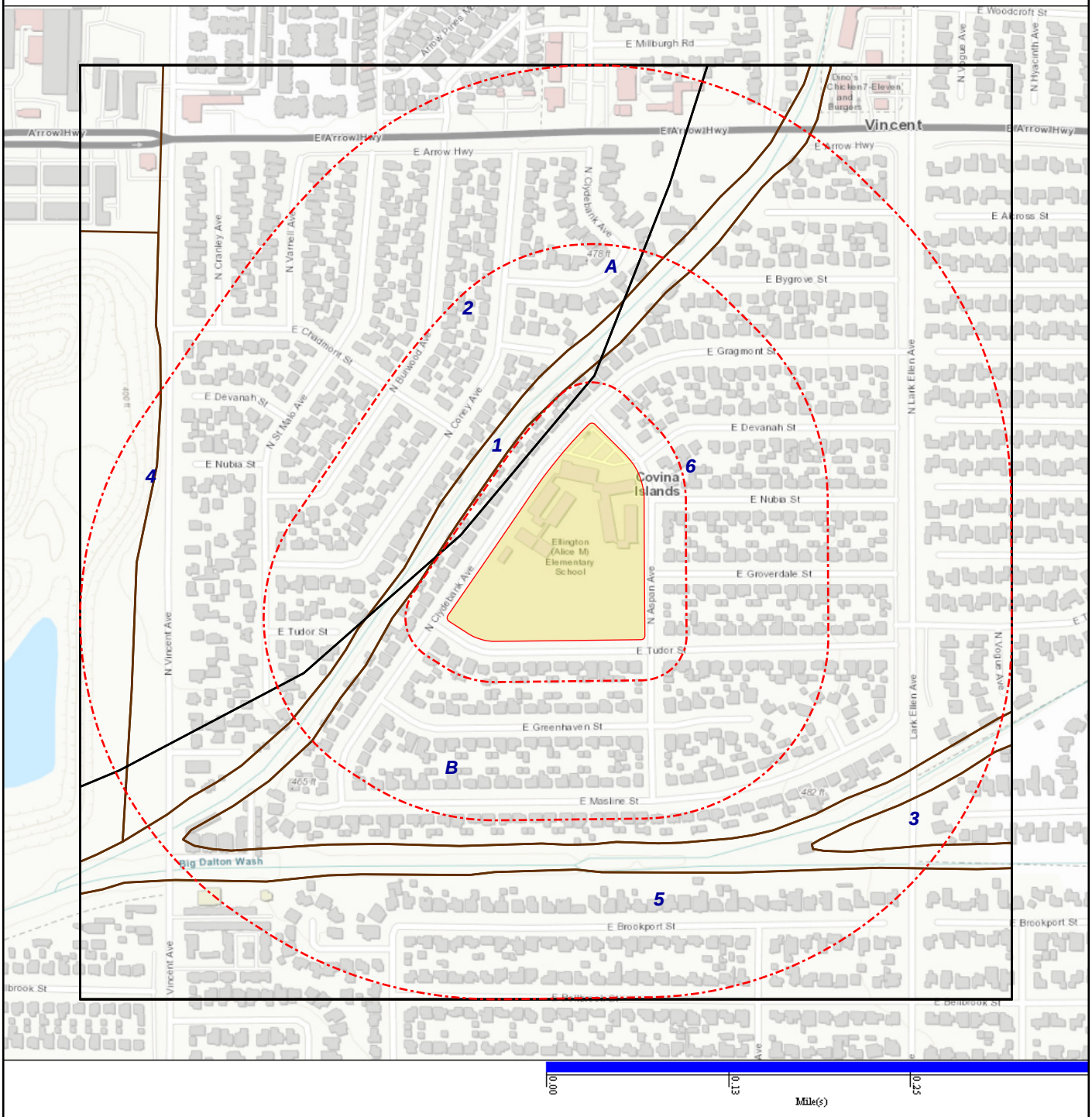
SURROUNDING ELEVATION PROFILES:





SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: October 08, 2024



SOIL COMPOSITION IN GENERAL AREA OF SUBJECT PROPERTY:

Agency source: Soil Conservation Service, US Department of Agriculture

SOIL MAP ID 1	SSURGO
USDA Soil Name	Urban land,Miscellaneous area
USDA Soil Texture	Not Reported
Hydrologic Soil Group	B
Soil Drainage Class	Not Reported
Hydric Classification	0
Corrosion Potential - Uncoated Steel	Low

SOIL MAP ID 2	SSURGO
USDA Soil Name	Urban land,Miscellaneous area
USDA Soil Texture	Not Reported
Hydrologic Soil Group	Not Reported
Soil Drainage Class	Somewhat excessively drained
Hydric Classification	0
Corrosion Potential - Uncoated Steel	Not Reported

SOIL MAP ID 3	SSURGO
USDA Soil Name	Urban land,Miscellaneous area
USDA Soil Texture	Not Reported
Hydrologic Soil Group	Not Reported
Soil Drainage Class	Not Reported
Hydric Classification	0
Corrosion Potential - Uncoated Steel	Not Reported

SOIL MAP ID 4	SSURGO
USDA Soil Name	Pits and Quarries, Miscellaneous area
USDA Soil Texture	Not Reported
Hydrologic Soil Group	B
Soil Drainage Class	Not Reported
Hydric Classification	0
Corrosion Potential - Uncoated Steel	Low

SOIL MAP ID 5	SSURGO
USDA Soil Name	Urban land,Miscellaneous area
USDA Soil Texture	Not Reported
Hydrologic Soil Group	Not Reported
Soil Drainage Class	Not Reported
Hydric Classification	0
Corrosion Potential - Uncoated Steel	Not Reported

SOIL MAP ID 6	SSURGO
USDA Soil Name	Urban land,Miscellaneous area
USDA Soil Texture	Not Reported
Hydrologic Soil Group	Not Reported
Soil Drainage Class	Not Reported
Hydric Classification	0
Corrosion Potential - Uncoated Steel	Not Reported

SOIL MAP ID A	STATSGO
USDA Soil Name	Urban land,Miscellaneous area
USDA Soil Texture	Not Reported
Hydrologic Soil Group	Not Reported
Soil Drainage Class	Well drained
Hydric Classification	1
Corrosion Potential - Uncoated Steel	Not Reported

Layer	Depth (inches)	Soil Texture	AASHTO Group	Unified Soil Description	Saturated Hydraulic Conductivity micro m/sec	Soil Reaction pH
1	0-6		No data	No data	No data	No data

SOIL MAP ID B	STATSGO
USDA Soil Name	Urban land,Miscellaneous area
USDA Soil Texture	Not Reported
Hydrologic Soil Group	Not Reported
Soil Drainage Class	Not Reported
Hydric Classification	3
Corrosion Potential - Uncoated Steel	Not Reported

Layer	Depth (inches)	Soil Texture	AASHTO Group	Unified Soil Description	Saturated Hydraulic Conductivity micro m/sec	Soil Reaction pH
1	0-6		No data	No data	No data	No data

WATER AGENCY DATA:

WATER AGENCY SEARCH DISTANCES:

DATABASE:	SEARCH DISTANCE (MILES):
NWIS	1.000
OIL & GAS WELLS - CA	1.000
PWS	1.000
WELLS - CA	1.000
WELLS - GAMA - CA	0.000

DISTANCE TO NEAREST:	DISTANCE:
NWIS	0.096 mi / 505 ft
OIL & GAS WELLS - CA	N/A
PWS	N/A
WELLS - CA	0.267 mi / 1409 ft
WELLS - GAMA - CA	0.665 mi / 3510 ft

FEDERAL WATER AGENCY DATA SUMMARY:

MAP ID:	WELL ID:	LOCATION FROM SP:
1	330619117551301	< 1/8 Mile N
2	330621117550801	1/8 - 1/4 Mile NNE
6	340600117540001 | USGS-340600117540001	1/2 - 1 Mile NNE
7	340629117542901	1/2 - 1 Mile ENE
A9	340650117545401	1/2 - 1 Mile NNE

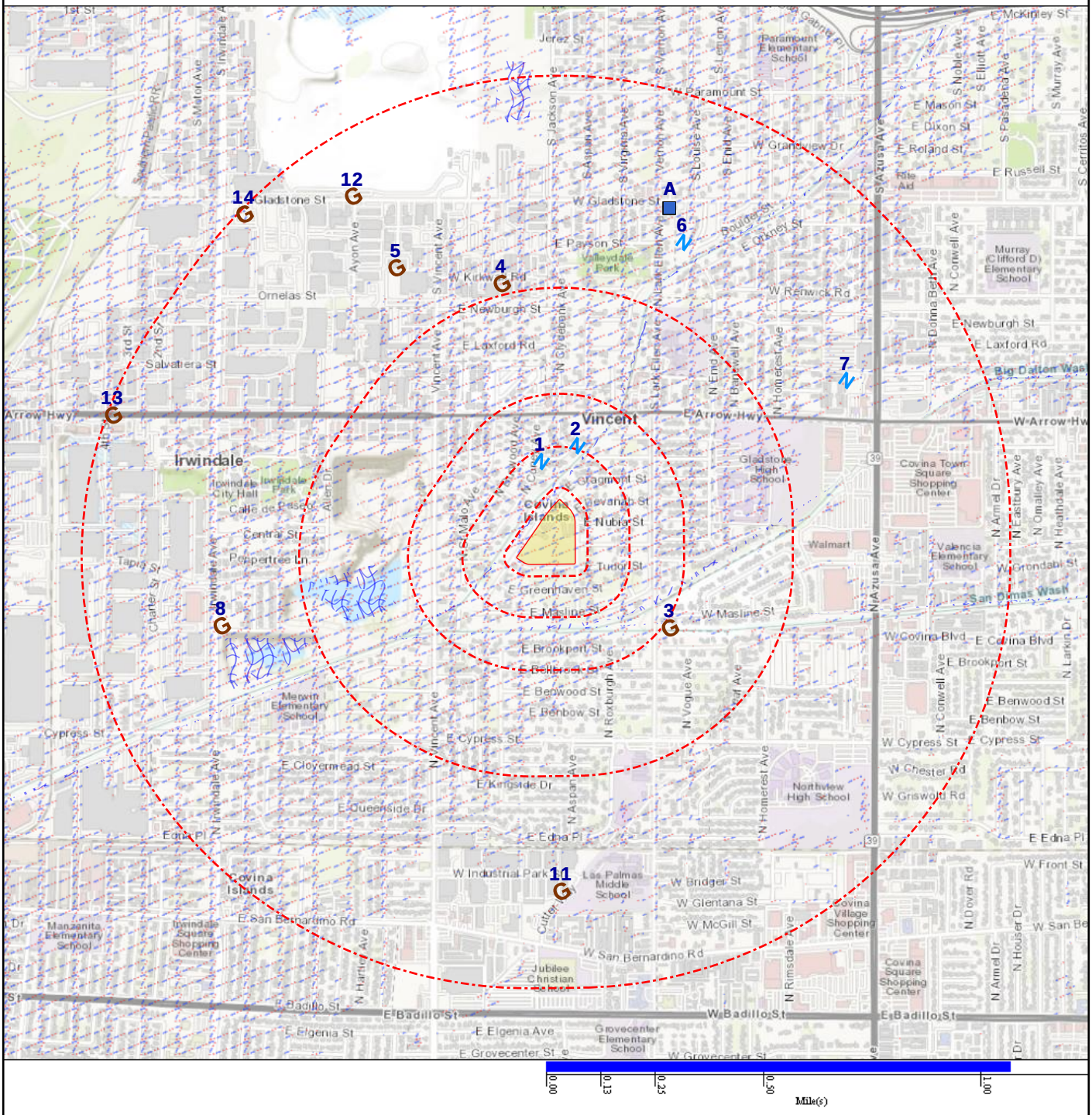
Note: PWS System location is not always the same as well location.

STATE/LOCAL WATER AGENCY DATA SUMMARY:

MAP ID:	WELL ID:	LOCATION FROM SP:
3	WCR2005-014119 | WCR0030050 | WCR0049523	1/4 - 1/2 Mile ESE
5	WCR2018-000559	1/2 - 1 Mile NW
6	340600117540001 | USGS-340600117540001	1/2 - 1 Mile NNE
8	WCR0019723 | WCR0202859 | WCR0202927	1/2 - 1 Mile WSW
A10	WCR2005-014118 | WCR0006067 | WCR0035575	1/2 - 1 Mile NNE
12	CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL	1/2 - 1 Mile NW
13	15704 ARROW HWY | WCR1997-010589	1/2 - 1 Mile WNW
14	DALTON SUBSTATION REBUILD | SOUTHERN CALIFORNIA EDISON | WCR2021-011192	1/2 - 1 Mile NW

SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: October 08, 2024



- Subject Property
- Geological Site
- WetLands
- Basins (No Data)
- NWI
- DAMS
- NWIS
- Geologic Cluster with Water Well
- Oil & Gas Wells (No Data)

Map Id: 1
Direction: N
Distance: 0.096 mi., 506 ft.
Elevation: 476 ft.
Relative: Higher

Site Name : 330619117551301
34.105286, -117.921174
CA

Database(s) : [NWIS]

Envirosite ID: 9145378
EPA ID: N/R

NWIS

Site Identification Number :	330619117551301
Site Type :	Well
Station Name :	001S010W10C004S
Agency :	U.S. Geological Survey
District :	California
State :	CA
County :	Los Angeles County
Country :	USA
Land Net Location :	NWNWS10 T01S R10W S
Name of Location Map :	BALDWIN PARK, CA
Scale of Location Map :	24000
Altitude of Gage/Land Surface :	472
Method Altitude Determined :	Interpolated from Digital Elevation Model
Altitude Accuracy :	4.3
Altitude Datum :	North American Vertical Datum of 1988
Hydrologic Unit :	San Gabriel
Drainage Basin :	N/R
Topographic Setting :	N/R
Flags for the Type of Data Collected:	NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Flags for Instruments at Site :	NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Date of First Construction :	N/R
Date Site Established or Inventoried:	N/R
Drainage Area :	N/R
Contributing Drainage Area :	N/R
Data Reliability :	Unchecked data.
Data-Other GW Files :	NYNYNNNN
National Aquifer :	Other aquifers
Local Aquifer :	N/R
Local Aquifer Type :	N/R
Well Depth :	508
Hole Depth :	508
Source of Depth Data :	N/R
Project Number :	9479335800
Real-Time Data Flag :	N/R
Peak-Streamflow Data Begin Date :	N/R
Peak-Streamflow Data End Date :	N/R
Peak-Streamflow Data Count :	N/R
Water-Quality Data Begin Date :	N/R
Water-Quality Data End Date :	N/R
Water-Quality Data Count :	N/R
Field Water-Level Measurements Begin Date:	N/R
Field Water-level Measurements End Date:	N/R
Field Water-Level Measurements Count:	N/R
Site-Visit Data Begin Date :	N/R
Site-Visit Data End Date :	N/R
Site-Visit Data Count :	N/R
Latitude :	34.105286
Longitude :	-117.921174
Last Date in Agency List :	2024-09-05

Map Id: 2
Direction: NNE
Distance: 0.128 mi., 676 ft.
Elevation: 478 ft.
Relative: Higher

Site Name : 330621117550801
34.105842, -117.919785
CA

Database(s) : [NWIS]

Envirosite ID: 9139221
EPA ID: N/R

NWIS

Site Identification Number :	330621117550801
Site Type :	Well
Station Name :	001S010W10C003S
Agency :	U.S. Geological Survey
District :	California
State :	CA
County :	Los Angeles County
Country :	USA
Land Net Location :	NENWS10 T01S R10W S
Name of Location Map :	BALDWIN PARK, CA
Scale of Location Map :	24000
Altitude of Gage/Land Surface :	472
Method Altitude Determined :	Interpolated from Digital Elevation Model
Altitude Accuracy :	4.3
Altitude Datum :	North American Vertical Datum of 1988
Hydrologic Unit :	San Gabriel
Drainage Basin :	N/R
Topographic Setting :	N/R
Flags for the Type of Data Collected:	NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Flags for Instruments at Site :	NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Date of First Construction :	N/R
Date Site Established or Inventoried:	N/R
Drainage Area :	N/R
Contributing Drainage Area :	N/R
Data Reliability :	Unchecked data.
Data-Other GW Files :	NYNYNNNN
National Aquifer :	Other aquifers
Local Aquifer :	N/R
Local Aquifer Type :	N/R
Well Depth :	480
Hole Depth :	480
Source of Depth Data :	N/R
Project Number :	9479335800
Real-Time Data Flag :	N/R
Peak-Streamflow Data Begin Date :	N/R
Peak-Streamflow Data End Date :	N/R
Peak-Streamflow Data Count :	N/R
Water-Quality Data Begin Date :	N/R
Water-Quality Data End Date :	N/R
Water-Quality Data Count :	N/R
Field Water-Level Measurements Begin Date:	N/R
Field Water-level Measurements End Date:	N/R
Field Water-Level Measurements Count:	N/R
Site-Visit Data Begin Date :	N/R
Site-Visit Data End Date :	N/R
Site-Visit Data Count :	N/R
Latitude :	34.105842
Longitude :	-117.919785
Last Date in Agency List :	2024-09-05

Map Id: 3
Direction: ESE
Distance: 0.267 mi., 1410 ft.
Elevation: 470 ft.
Relative: Lower

Site Name : WCR2005-014119 | WCR0030050 | WCR0049523
CHESTNUT ST E/O AZUSA | 16706 E Cypress Street
City of Industry | Covina, CA

Database(s) : [WELLS - CA]

Envirosite ID: 55863915
EPA ID: N/R

WELLS - CA

Facility Name :	WCR0030050
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR0030050
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	N/R
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 10, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0996
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR0049523
Facility Address :	N/R
County :	Los Angeles

Map Id: 3
Direction: ESE
Distance: 0.267 mi., 1410 ft.
Elevation: 470 ft.
Relative: Lower

Site Name : WCR2005-014119 | WCR0030050 | WCR0049523
CHESTNUT ST E/O AZUSA | 16706 E Cypress Street
City of Industry | Covina, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55863915
EPA ID: N/R

WELLS - CA ***(cont.)***

WCR Number :	WCR0049523
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	E031372
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 10, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0996
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1920-000303
Facility Address :	IRWINDALE AVE, WALNUT AVE, BONITA
County :	Los Angeles
WCR Number :	WCR1920-000303
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	C336G4

Map Id: 3
Direction: ESE
Distance: 0.267 mi., 1410 ft.
Elevation: 470 ft.
Relative: Lower

Site Name : WCR2005-014119 | WCR0030050 | WCR0049523
CHESTNUT ST E/O AZUSA | 16706 E Cypress Street
City of Industry | Covina, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55863915
EPA ID: N/R

WELLS - CA ***(cont.)***

Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	CONV
Driller Name :	Southern California Drill Southern California Drilling Company
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 10, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1920-01-01
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	411
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	26
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0996
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1994-013144
Facility Address :	CHESTNUT ST E/O AZUSA, City of Industry
County :	Los Angeles
WCR Number :	WCR1994-013144
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	471912
Region Office :	DWR Southern Region Office

Map Id: 3
Direction: ESE
Distance: 0.267 mi., 1410 ft.
Elevation: 470 ft.
Relative: Lower

Site Name : WCR2005-014119 | WCR0030050 | WCR0049523
CHESTNUT ST E/O AZUSA | 16706 E Cypress Street
City of Industry | Covina, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55863915
EPA ID: N/R

WELLS - CA ***(cont.)***

Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Monitoring
Driller License Number :	306291
Driller Name :	Beylik Drilling & Pump Se Beylik Drilling & Pump Service
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 10, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1994-10-13
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	123
Top of Perforated Interval :	107
Bottom of Perforated Interval :	118
Casing Diameter :	4
Drilling Method :	Auger
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0996
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1994-013145
Facility Address :	CHESTNUT ST E/O AZUSA, City of Industry
County :	Los Angeles
WCR Number :	WCR1994-013145
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	471911
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R

Map Id: 3
Direction: ESE
Distance: 0.267 mi., 1410 ft.
Elevation: 470 ft.
Relative: Lower

Site Name : WCR2005-014119 | WCR0030050 | WCR0049523
CHESTNUT ST E/O AZUSA | 16706 E Cypress Street
City of Industry | Covina, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55863915
EPA ID: N/R

WELLS - CA ***(cont.)***

Planned Use :	Monitoring
Driller License Number :	306291
Driller Name :	Beylik Drilling & Pump Se Beylik Drilling & Pump Service
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 10, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1994-10-14
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	26
Top of Perforated Interval :	16
Bottom of Perforated Interval :	26
Casing Diameter :	4
Drilling Method :	Auger
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0996
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2001-011391
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR2001-011391
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	N/R
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA

Map Id: 3
Direction: ESE
Distance: 0.267 mi., 1410 ft.
Elevation: 470 ft.
Relative: Lower

Site Name : WCR2005-014119 | WCR0030050 | WCR0049523
CHESTNUT ST E/O AZUSA | 16706 E Cypress Street
City of Industry | Covina, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55863915
EPA ID: N/R

WELLS - CA ***(cont.)***

Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 10, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0996
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2005-014119
Facility Address :	16706 E Cypress Street, Covina
County :	Los Angeles
WCR Number :	WCR2005-014119
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	e031372
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	Azusa Valley 2
Planned Use :	Unknown
Driller License Number :	510011
Driller Name :	Layne Christensen Company Layne Christensen Company
Record Type :	WellCompletion/Destruction/NA/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R

Map Id: 3
Direction: ESE
Distance: 0.267 mi., 1410 ft.
Elevation: 470 ft.
Relative: Lower

Site Name : WCR2005-014119 | WCR0030050 | WCR0049523
CHESTNUT ST E/O AZUSA | 16706 E Cypress Street
City of Industry | Covina, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55863915
EPA ID: N/R

WELLS - CA ***(cont.)***

Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 10, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	2005-06-01
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0996
Longitude :	-117.916
Last Date in Agency List :	2024-09-04

Map Id: 4
Direction: NNW
Distance: 0.525 mi., 2770 ft.
Elevation: 497 ft.
Relative: Higher

Site Name : TOWER
34.111389, -117.922778
AZUSA, CA

Database(s) : [DIGITAL OBSTACLE]

Envirosite ID: 820035
EPA ID: N/R

DIGITAL OBSTACLE

Date of Action :	1976-03-12
Action :	Add
FAA Study Number :	N/R
OBS Number :	06-006057
Obstacle Type :	TOWER
City Name :	AZUSA
State Identifier :	CA
Country Identifier :	USA
Type of Lighting :	Unknown
Verification Status :	Unverified
Quantity :	1
Mark Indicator :	Unknown
Above Ground Level Height (Feet) :	00120
Above Mean Sea Level Height (Feet) :	00613

Map Id: 4
Direction: NNW
Distance: 0.525 mi., 2770 ft.
Elevation: 497 ft.
Relative: Higher

Site Name : TOWER
34.111389, -117.922778
AZUSA, CA

Database(s) : [DIGITAL OBSTACLE] ***(cont.)***

Envirosite ID: 820035
EPA ID: N/R

DIGITAL OBSTACLE ***(cont.)***

Horizontal Accuracy :	N/R
Vertical Accuracy :	N/R
Latitude :	34 06 41.00N
Longitude :	117 55 22.00W

Map Id: 5
Direction: NW
Distance: 0.660 mi., 3487 ft.
Elevation: 499 ft.
Relative: Higher

Site Name : WCR2018-000559
601 S VINCENT AVE AVE
AZUSA, CA

Database(s) : [WELLS - CA]

Envirosite ID: 55887673
EPA ID: N/R

WELLS - CA

Facility Name :	WCR2018-000559
Facility Address :	601 S VINCENT AVE AVE, AZUSA
County :	Los Angeles
WCR Number :	WCR2018-000559
Permit Date :	2017-12-26
Permit Number :	SR0128839
Legacy Log Number :	N/R
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	MW-1
Planned Use :	Monitoring
Driller License Number :	740854
Driller Name :	J & H DRILLING CO INC
Record Type :	WellCompletion/Destruction/NA/NA
Method of Determination :	N/R
LL Accuracy :	N/R
Horizontal Datum :	WGS84
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 04, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	2018-01-02
Work Flow Status :	Completeness Review - Complete - 25-JAN-18
Received Date :	2018-01-19
Total Drill Depth :	N/R
Total Completed Depth :	297
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R

Map Id: 5
Direction: NW
Distance: 0.660 mi., 3487 ft.
Elevation: 499 ft.
Relative: Higher

Site Name : WCR2018-000559
601 S VINCENT AVE AVE
AZUSA, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55887673
EPA ID: N/R

WELLS - CA ***(cont.)***

Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1119
Longitude :	-117.927
Last Date in Agency List :	2024-09-04

Map Id: 6
Direction: NNE
Distance: 0.665 mi., 3510 ft.
Elevation: 503 ft.
Relative: Higher

Site Name : 340600117540001 | USGS-340600117540001
34.112778, -117.915472
CA

Database(s) : [NWIS, WELLS - GAMA - CA]

Envirosite ID: 9157912
EPA ID: N/R

NWIS

Site Identification Number :	340600117540001
Site Type :	Well
Station Name :	001S010W03K004S
Agency :	U.S. Geological Survey
District :	California
State :	CA
County :	Los Angeles County
Country :	USA
Land Net Location :	N/R
Name of Location Map :	BALDWIN PARK
Scale of Location Map :	24000
Altitude of Gage/Land Surface :	500
Method Altitude Determined :	Interpolated from topographic map.
Altitude Accuracy :	10
Altitude Datum :	National Geodetic Vertical Datum of 1929
Hydrologic Unit :	San Gabriel
Drainage Basin :	N/R
Topographic Setting :	Flat surface
Flags for the Type of Data Collected:	NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Flags for Instruments at Site :	NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Date of First Construction :	1987-07-20
Date Site Established or Inventoried:	2005-07-12
Drainage Area :	N/R
Contributing Drainage Area :	N/R
Data Reliability :	Data have been checked by the reporting agency.
Data-Other GW Files :	YY
National Aquifer :	California Coastal Basin aquifers
Local Aquifer :	N/R
Local Aquifer Type :	N/R
Well Depth :	1152

Map Id: 6
Direction: NNE
Distance: 0.665 mi., 3510 ft.
Elevation: 503 ft.
Relative: Higher

Site Name : 340600117540001 | USGS-340600117540001
34.112778, -117.915472
CA

Database(s) : [NWIS, WELLS - GAMA - CA] ***(cont.)***

Envirosite ID: 9157912
EPA ID: N/R

NWIS ***(cont.)***

Hole Depth :	1230
Source of Depth Data :	D
Project Number :	9677BHM33
Real-Time Data Flag :	0
Peak-Streamflow Data Begin Date :	N/R
Peak-Streamflow Data End Date :	N/R
Peak-Streamflow Data Count :	0
Water-Quality Data Begin Date :	2005-07-12
Water-Quality Data End Date :	2005-07-12
Water-Quality Data Count :	2
Field Water-Level Measurements Begin Date:	N/R
Field Water-level Measurements End Date:	N/R
Field Water-Level Measurements Count:	0
Site-Visit Data Begin Date :	N/R
Site-Visit Data End Date :	N/R
Site-Visit Data Count :	0
Latitude :	34.112778
Longitude :	-117.915472
Last Date in Agency List :	2024-09-05

WELLS - GAMA - CA

Well Details

Well ID :	USGS-340600117540001
Well Type :	MUNICIPAL
Well Depth (Ft.) :	1152.0
Top of Screen (Ft.) :	N/R
Screen Length (Ft.) :	N/R
Source :	N/R
Data Source :	NWIS
Source Name :	USGS-340600117540001
Other Names :	ULASG-21
Latitude :	34.11277778
Longitude :	-117.91547222
Last Date in Agency List :	2024-07-09

GM Chemicals

Details for this site have been truncated due to the large number of available details for this site within this dataset. For the complete details for this site, contact your Envirosite account representative for a complimentary site report containing all of the details available.

Samp Collection Date :	2005-07-12
Chemical :	AZIPM (Guthion (Azinphos Methyl)) < UG/L
CAS Number :	N/R
Reporting Limit :	.05

Samp Collection Date :	2005-07-12
Chemical :	ALACL (Alachlor) < UG/L
CAS Number :	N/R
Reporting Limit :	.005

Map Id: 6
Direction: NNE
Distance: 0.665 mi., 3510 ft.
Elevation: 503 ft.
Relative: Higher

Site Name : 340600117540001 | USGS-340600117540001
34.112778, -117.915472
CA

Database(s) : [NWIS, WELLS - GAMA - CA] ***(cont.)***

Envirosite ID: 9157912
EPA ID: N/R

WELLS - GAMA - CA ***(cont.)***

Samp Collection Date :	2005-07-12
Chemical :	DCA12 (1,2 Dichloroethane (1,2 DCA)) < UG/L
CAS Number :	N/R
Reporting Limit :	.13
Samp Collection Date :	2005-07-12
Chemical :	STY (Styrene) < UG/L
CAS Number :	N/R
Reporting Limit :	.042
Samp Collection Date :	2005-07-12
Chemical :	BZME (Toluene) < UG/L
CAS Number :	N/R
Reporting Limit :	.02
Samp Collection Date :	2005-07-12
Chemical :	H2H1RAT (delta H2/H1) = -45.4 per mil
CAS Number :	N/R
Reporting Limit :	N/R
Samp Collection Date :	2005-07-12
Chemical :	PCA (1,1,2,2 Tetrachloroethane (PCA)) < UG/L
CAS Number :	N/R
Reporting Limit :	.08
Samp Collection Date :	2005-07-12
Chemical :	FC11 (Trichlorofluoromethane (Freon 11)) < UG/L
CAS Number :	N/R
Reporting Limit :	.08
Samp Collection Date :	2005-07-12
Chemical :	DCBZ14 (1,4-Dichlorobenzene (p-DCB)) < UG/L
CAS Number :	N/R
Reporting Limit :	.034
Samp Collection Date :	2005-07-12
Chemical :	MIBK (Methyl Isobutyl Ketone (MIBK)) < UG/L
CAS Number :	N/R
Reporting Limit :	.37

Source Details

Datum :	NAD83
Well Depth (Ft.) :	1152
Top of Screen (Ft.) :	N/R
Screen Length (Ft.) :	N/R
Latitude :	34.11277778
Longitude :	-117.91547222

Map Id: 6
Direction: NNE
Distance: 0.665 mi., 3510 ft.
Elevation: 503 ft.
Relative: Higher

Site Name : 340600117540001 | USGS-340600117540001
34.112778, -117.915472
CA

Database(s) : [NWIS, WELLS - GAMA - CA] ***(cont.)***

Envirosite ID: 9157912
EPA ID: N/R

WELLS - GAMA - CA ***(cont.)***

Source Chemicals

Samp Collection Date-Time :	2005-07-12 14:10:00
Chemical :	Azinphos-methyl, water, filtered (0.7 micron glass fiber filter), recoverable, micrograms per liter Not Detected
Analytical Method :	GCM35
Reporting Limit :	.05
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10:00
Chemical :	Alachlor, water, filtered, recoverable, micrograms per liter Not Detected
Analytical Method :	GCM35
Reporting Limit :	.005
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10:00
Chemical :	1,2-Dichloroethane, water, unfiltered, recoverable, micrograms per liter Not Detected
Analytical Method :	GCM66
Reporting Limit :	.13
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10:00
Chemical :	Styrene, water, unfiltered, recoverable, micrograms per liter Not Detected
Analytical Method :	GCM66
Reporting Limit :	.042
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10:00
Chemical :	Toluene, water, unfiltered, recoverable, micrograms per liter Not Detected
Analytical Method :	GCM66
Reporting Limit :	.02
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10:00
Chemical :	delta hydrogen-2/hydrogen-1, water, unfiltered, per mil -45.4 per mil
Analytical Method :	MS007
Reporting Limit :	N/R
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10:00
Chemical :	1,1,2,2-Tetrachloroethane, water, unfiltered, recoverable, micrograms per liter Not Detected

Map Id: 6
Direction: NNE
Distance: 0.665 mi., 3510 ft.
Elevation: 503 ft.
Relative: Higher

Site Name : 340600117540001 | USGS-340600117540001
34.112778, -117.915472
CA

Database(s) : [NWIS, WELLS - GAMA - CA] ***(cont.)***

Envirosite ID: 9157912
EPA ID: N/R

WELLS - GAMA - CA ***(cont.)***

Analytical Method : GCM66
Reporting Limit : .08
Lab Note : N/R

Samp Collection Date-Time : 2005-07-12 14:10:00

Chemical : Trichlorofluoromethane, water, unfiltered, recoverable, micrograms per liter Not Detected

Analytical Method : GCM66
Reporting Limit : .08
Lab Note : N/R

Samp Collection Date-Time : 2005-07-12 14:10:00

Chemical : 1,4-Dichlorobenzene, water, unfiltered, recoverable, micrograms per liter Not Detected

Analytical Method : GCM66
Reporting Limit : .034
Lab Note : N/R

Samp Collection Date-Time : 2005-07-12 14:10:00

Chemical : Isobutyl methyl ketone, water, unfiltered, recoverable, micrograms per liter Not Detected

Analytical Method : GCM66
Reporting Limit : .37
Lab Note : N/R

Well Details

Well ID : 340600117540001
Well Type : MUNICIPAL
Well Depth (Ft.) : 1152.0
Top of Screen (Ft.) : N/R
Screen Length (Ft.) : N/R
Source : N/R
Data Source : NWIS
Source Name : 340600117540001
Other Names : ULASG-21
Latitude : 34.11277778
Longitude : -117.9154722
Last Date in Agency List : 2023-08-08

GM Chemicals

Samp Collection Date : 2005-07-12
Chemical : TEBUTHIURON (tebuthiuron) < .016 UG/L
CAS Number : N/R

Map Id: 6
Direction: NNE
Distance: 0.665 mi., 3510 ft.
Elevation: 503 ft.
Relative: Higher

Site Name : 340600117540001 | USGS-340600117540001
34.112778, -117.915472
CA

Database(s) : [NWIS, WELLS - GAMA - CA] ***(cont.)***

Envirosite ID: 9157912
EPA ID: N/R

WELLS - GAMA - CA ***(cont.)***

Reporting Limit : .016

Samp Collection Date : 2005-07-12
Chemical : MTBE (MTBE (Methyl-tert-butyl ether)) < .1 UG/L
CAS Number : N/R
Reporting Limit : .1

Samp Collection Date : 2005-07-12
Chemical : FC11 (Trichlorofluoromethane (Freon 11)) E .1 UG/L
CAS Number : N/R
Reporting Limit : N/R

Samp Collection Date : 2005-07-12
Chemical : DICHLORVOS (Dichlorvos (DDVP)) < .01 UG/L
CAS Number : N/R
Reporting Limit : .0118

Samp Collection Date : 2005-07-12
Chemical : TCE (Trichloroethene (TCE)) < .038 UG/L
CAS Number : N/R
Reporting Limit : .038

Samp Collection Date : 2005-07-12
Chemical : BZ (Benzene) < .021 UG/L
CAS Number : N/R
Reporting Limit : .021

Samp Collection Date : 2005-07-12
Chemical : TCLME (Chloroform (THM)) E .07 UG/L
CAS Number : N/R
Reporting Limit : .024

Samp Collection Date : 2005-07-12
Chemical : METOCHLOR (Metolachlor) < .006 UG/L
CAS Number : N/R
Reporting Limit : .006

Samp Collection Date : 2005-07-12
Chemical : BTBZS (sec-Butylbenzene) < .06 UG/L
CAS Number : N/R
Reporting Limit : .06

Samp Collection Date : 2005-07-12
Chemical : PROMETON (Prometon) < .01 UG/L
CAS Number : N/R
Reporting Limit : .01

Map Id: 6
Direction: NNE
Distance: 0.665 mi., 3510 ft.
Elevation: 503 ft.
Relative: Higher

Site Name : 340600117540001 | USGS-340600117540001
34.112778, -117.915472
CA

Database(s) : [NWIS, WELLS - GAMA - CA] ***(cont.)***

Envirosite ID: 9157912
EPA ID: N/R

WELLS - GAMA - CA ***(cont.)***

Source Details

Datum :	NAD83
Well Depth (Ft.) :	1152
Top of Screen (Ft.) :	N/R
Screen Length (Ft.) :	N/R
Latitude :	34.11277778
Longitude :	-117.9154722

Source Chemicals

Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Tebuthiuron, water, filtered (0.7 micron glass fiber filter), recoverable, micrograms per liter < .016 ug/l
Analytical Method :	GCM35
Reporting Limit :	.016
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Methyl tert-butyl ether, water, unfiltered, recoverable, micrograms per liter < .1 ug/l
Analytical Method :	GCM66
Reporting Limit :	.1
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Trihalomethanes, water, unfiltered, minimum summation, micrograms per liter E .1 ug/l
Analytical Method :	ALGOR
Reporting Limit :	N/R
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Dichlorvos, water, filtered, recoverable, micrograms per liter < .01 ug/l
Analytical Method :	GCM39
Reporting Limit :	.0118
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Trichloroethene, water, unfiltered, recoverable, micrograms per liter < .038 ug/l
Analytical Method :	GCM66
Reporting Limit :	.038
Lab Note :	N/R

Map Id: 6
Direction: NNE
Distance: 0.665 mi., 3510 ft.
Elevation: 503 ft.
Relative: Higher

Site Name : 340600117540001 | USGS-340600117540001
34.112778, -117.915472
CA

Database(s) : [NWIS, WELLS - GAMA - CA] ***(cont.)***

Envirosite ID: 9157912
EPA ID: N/R

WELLS - GAMA - CA ***(cont.)***

Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Benzene, water, unfiltered, recoverable, micrograms per liter < .021 ug/l
Analytical Method :	GCM66
Reporting Limit :	.021
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Trichloromethane, water, unfiltered, recoverable, micrograms per liter E .07 ug/l
Analytical Method :	GCM66
Reporting Limit :	.024
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Metolachlor, water, filtered, recoverable, micrograms per liter < .006 ug/l
Analytical Method :	GCM35
Reporting Limit :	.006
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	sec-Butylbenzene, water, unfiltered, recoverable, micrograms per liter < .06 ug/l
Analytical Method :	GCM66
Reporting Limit :	.06
Lab Note :	N/R
Samp Collection Date-Time :	2005-07-12 14:10
Chemical :	Prometon, water, filtered, recoverable, micrograms per liter < .01 ug/l
Analytical Method :	GCM35
Reporting Limit :	.01
Lab Note :	N/R

Map Id: 7
Direction: ENE
Distance: 0.696 mi., 3678 ft.
Elevation: 514 ft.
Relative: Higher

Site Name : 340629117542901
34.108064, -117.908952
CA

Database(s) : [NWIS]

Envirosite ID: 9181392
EPA ID: N/R

NWIS

Site Identification Number :	340629117542901
Site Type :	Well
Station Name :	001S010W03H001S
Agency :	U.S. Geological Survey
District :	California
State :	CA
County :	Los Angeles County
Country :	USA
Land Net Location :	N/R
Name of Location Map :	BALDWIN PARK
Scale of Location Map :	24000
Altitude of Gage/Land Surface :	N/R
Method Altitude Determined :	N/R
Altitude Accuracy :	N/R
Altitude Datum :	N/R
Hydrologic Unit :	San Gabriel
Drainage Basin :	N/R
Topographic Setting :	N/R
Flags for the Type of Data Collected:	NNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Flags for Instruments at Site :	NNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Date of First Construction :	N/R
Date Site Established or Inventoried:	N/R
Drainage Area :	N/R
Contributing Drainage Area :	N/R
Data Reliability :	Unchecked data.
Data-Other GW Files :	NYNYNNNN
National Aquifer :	California Coastal Basin aquifers
Local Aquifer :	N/R
Local Aquifer Type :	N/R
Well Depth :	N/R
Hole Depth :	N/R
Source of Depth Data :	N/R
Project Number :	9479335800
Real-Time Data Flag :	N/R
Peak-Streamflow Data Begin Date :	N/R
Peak-Streamflow Data End Date :	N/R
Peak-Streamflow Data Count :	N/R
Water-Quality Data Begin Date :	N/R
Water-Quality Data End Date :	N/R
Water-Quality Data Count :	N/R
Field Water-Level Measurements Begin Date:	N/R
Field Water-level Measurements End Date:	N/R
Field Water-Level Measurements Count:	N/R
Site-Visit Data Begin Date :	N/R
Site-Visit Data End Date :	N/R
Site-Visit Data Count :	N/R
Latitude :	34.108064
Longitude :	-117.908952
Last Date in Agency List :	2024-09-05

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA]

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA

Facility Name :	WCR0019723
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR0019723
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	779984b
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR0202859
Facility Address :	N/R
County :	Los Angeles

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

WCR Number :	WCR0202859
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	779984a
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR0202927
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR0202927
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	E011527

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1927-000116
Facility Address :	IRWINDALE AVE, CYPRESS AVE
County :	Los Angeles
WCR Number :	WCR1927-000116
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	286
Region Office :	DWR Southern Region Office

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	CONV
Driller Name :	J P Overholtzer J P Overholtzer
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1927-06-10
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	302
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1927-000347
Facility Address :	IRWINDALE AVE, CYPRESS AVE
County :	Los Angeles
WCR Number :	WCR1927-000347
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	C286A
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Planned Use :	Unknown
Driller License Number :	CONV
Driller Name :	J P Overholtzer J P Overholtzer
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1927-06-10
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	302
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1952-001549
Facility Address :	ARROW HWY, IRWINDALE RD, CENTRAL ST
County :	Los Angeles
WCR Number :	WCR1952-001549
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	15635
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Water Supply Industrial
Driller License Number :	112751
Driller Name :	MOGLE BROTHERS MOGLE BROTHERS
Record Type :	WellCompletion/New/Production or Monitoring/NA

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1952-01-28
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	310
Top of Perforated Interval :	200
Bottom of Perforated Interval :	305
Casing Diameter :	16
Drilling Method :	Cable Tool
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	1252
Well Yield Unit of Measure :	GPM
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1957-001685
Facility Address :	IRWINDALE AVE, CENTRAL ST, Irwindale
County :	Los Angeles
WCR Number :	WCR1957-001685
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	N/R
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Water Supply Industrial
Driller License Number :	624
Driller Name :	Roscoe Moss Company Roscoe Moss Company
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1957-12-19
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	600
Top of Perforated Interval :	260
Bottom of Perforated Interval :	590
Casing Diameter :	20
Drilling Method :	Cable Tool
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2003-013609
Facility Address :	Arrow Highway at 4th Street, Irwindale
County :	Los Angeles
WCR Number :	WCR2003-013609
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	779984
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	P21-1A
Planned Use :	Monitoring
Driller License Number :	510011
Driller Name :	Layne Christensen Layne Christensen
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Baseline Meridian :	San Bernardino
APN :	8417-035-001
Date Work Ended :	2003-04-04
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	670
Top of Perforated Interval :	250
Bottom of Perforated Interval :	650
Casing Diameter :	3
Drilling Method :	Direct Rotary
Fluid :	Not Available at Conversion
Static Water Level :	253
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2003-014937
Facility Address :	Arrow Hwy, Irwindale
County :	Los Angeles
WCR Number :	WCR2003-014937
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	779984
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	P21-1A
Planned Use :	Unknown
Driller License Number :	510011
Driller Name :	Layne Christensen Layne Christensen
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	8417-035-001
Date Work Ended :	2003-04-04
Work Flow Status :	N/R

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	670
Top of Perforated Interval :	250
Bottom of Perforated Interval :	650
Casing Diameter :	3
Drilling Method :	Direct Rotary
Fluid :	Not Available at Conversion
Static Water Level :	253
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2003-014938
Facility Address :	Arrow Hwy, Irwindale
County :	Los Angeles
WCR Number :	WCR2003-014938
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	779984
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	PZ1-1B
Planned Use :	Unknown
Driller License Number :	510011
Driller Name :	Layne Christensen Layne Christensen
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	8417-035-001
Date Work Ended :	2003-04-04
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	670
Top of Perforated Interval :	250

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Bottom of Perforated Interval :	650
Casing Diameter :	3
Drilling Method :	Direct Rotary
Fluid :	Not Available at Conversion
Static Water Level :	253
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2003-014968
Facility Address :	Arrow Highway, Irwindale
County :	Los Angeles
WCR Number :	WCR2003-014968
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	e011527
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	SA1-1
Planned Use :	Water Supply Public
Driller License Number :	510011
Driller Name :	Layne Cristenesen Layne Cristenesen
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	8417-035-001
Date Work Ended :	2003-06-05
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	670
Top of Perforated Interval :	250
Bottom of Perforated Interval :	650
Casing Diameter :	16
Drilling Method :	Reverse Circulation
Fluid :	Not Available at Conversion

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Static Water Level :	253
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	4750
Well Yield Unit of Measure :	GPM
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2003-015083
Facility Address :	475 ft w/o 4th St, on Arrow Hwy, Irwindale
County :	Los Angeles
WCR Number :	WCR2003-015083
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	779984
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	PZ1-1B
Planned Use :	Unknown
Driller License Number :	510011
Driller Name :	Layne Christensen Company Layne Christensen Company
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	8417-035-001
Date Work Ended :	2003-04-04
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	650
Top of Perforated Interval :	250
Bottom of Perforated Interval :	650
Casing Diameter :	3
Drilling Method :	Direct Rotary
Fluid :	Not Available at Conversion
Static Water Level :	253
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R

Map Id: 8
Direction: WSW
Distance: 0.700 mi., 3696 ft.
Elevation: 444 ft.
Relative: Lower

Site Name : WCR0019723 | WCR0202859 | WCR0202927
Arrow Hwy | IRWINDALE AVE, CYPRESS AVE
Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55822319
EPA ID: N/R

WELLS - CA ***(cont.)***

Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04

Map Id: A9
Direction: NNE
Distance: 0.727 mi., 3837 ft.
Elevation: 511 ft.
Relative: Higher

Site Name : 340650117545401
34.113897, -117.915896
CA

Database(s) : [NWIS]

Envirosite ID: 9167276
EPA ID: N/R

NWIS

Site Identification Number :	340650117545401
Site Type :	Well
Station Name :	001S010W03K001S
Agency :	U.S. Geological Survey
District :	California
State :	CA
County :	Los Angeles County
Country :	USA
Land Net Location :	N/R
Name of Location Map :	BALDWIN PARK
Scale of Location Map :	24000
Altitude of Gage/Land Surface :	N/R
Method Altitude Determined :	N/R
Altitude Accuracy :	N/R
Altitude Datum :	N/R
Hydrologic Unit :	San Gabriel
Drainage Basin :	N/R
Topographic Setting :	N/R
Flags for the Type of Data Collected:	NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Flags for Instruments at Site :	NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Date of First Construction :	N/R
Date Site Established or Inventoried:	N/R
Drainage Area :	N/R
Contributing Drainage Area :	N/R
Data Reliability :	Unchecked data.
Data-Other GW Files :	NYNYNNNN
National Aquifer :	California Coastal Basin aquifers
Local Aquifer :	N/R
Local Aquifer Type :	N/R
Well Depth :	N/R
Hole Depth :	N/R
Source of Depth Data :	N/R
Project Number :	9479335800
Real-Time Data Flag :	N/R

Map Id: A9
Direction: NNE
Distance: 0.727 mi., 3837 ft.
Elevation: 511 ft.
Relative: Higher

Site Name : 340650117545401
34.113897, -117.915896
CA

Database(s) : [NWIS] ***(cont.)***

Envirosite ID: 9167276
EPA ID: N/R

NWIS ***(cont.)***

Peak-Streamflow Data Begin Date :	N/R
Peak-Streamflow Data End Date :	N/R
Peak-Streamflow Data Count :	N/R
Water-Quality Data Begin Date :	N/R
Water-Quality Data End Date :	N/R
Water-Quality Data Count :	N/R
Field Water-Level Measurements Begin Date:	N/R
Field Water-level Measurements End Date:	N/R
Field Water-Level Measurements Count:	N/R
Site-Visit Data Begin Date :	N/R
Site-Visit Data End Date :	N/R
Site-Visit Data Count :	N/R
Latitude :	34.113897
Longitude :	-117.915896
Last Date in Agency List :	2024-09-05

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA]

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA

Facility Name :	WCR0006067
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR0006067
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	E0127039
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR0035575
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR0035575
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	262843
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR0101484
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR0101484
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	N/R
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR0230133
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR0230133
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	E031373
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1913-000171
Facility Address :	FIRST ST, AZUSA AVE, Azusa
County :	Los Angeles
WCR Number :	WCR1913-000171
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	335
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	CONV
Driller Name :	S F CATEY S F CATEY
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1913-01-01
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	334
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	24
Drilling Method :	N/R
Fluid :	N/R

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1926-000380
Facility Address :	BROADWAY, AZUSA, MIDWAY, LITTLE DALTON W
County :	Los Angeles
WCR Number :	WCR1926-000380
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	C387A
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	CONV
Driller Name :	S F CATEY S F CATEY
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1926-01-01
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	660
Top of Perforated Interval :	274
Bottom of Perforated Interval :	610
Casing Diameter :	26
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1930-000439
Facility Address :	AZUSA AVE, FIRST ST
County :	Los Angeles
WCR Number :	WCR1930-000439
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	C335A
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1930-05-01
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	500
Top of Perforated Interval :	252
Bottom of Perforated Interval :	474
Casing Diameter :	26
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1954-002516
Facility Address :	SO OF PARAMOUNT, GRANDVIEW, AZUSA AVE
County :	Los Angeles
WCR Number :	WCR1954-002516
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	N/R
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	CONV
Driller Name :	Roscoe Moss Roscoe Moss
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1954-07-20
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	676
Top of Perforated Interval :	614
Bottom of Perforated Interval :	654
Casing Diameter :	20
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Facility Name :	WCR1987-012183
Facility Address :	GLADSTONE & LARK ELLEN, Azusa
County :	Los Angeles
WCR Number :	WCR1987-012183
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	269793
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	8
Planned Use :	Water Supply Public
Driller License Number :	306291
Driller Name :	Beylik Drilling & Pump Se Beylik Drilling & Pump Service
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1987-09-12
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	1152
Top of Perforated Interval :	792
Bottom of Perforated Interval :	1132
Casing Diameter :	14
Drilling Method :	Reverse Circulation
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	3200
Well Yield Unit of Measure :	GPM
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1987-013708
Facility Address :	GLADSTONE ST, LARK ELLEN, Azusa
County :	Los Angeles

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

WCR Number :	WCR1987-013708
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	269793
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Water Supply Public
Driller License Number :	306291
Driller Name :	Beylik Drilling & Pump Se Beylik Drilling & Pump Service
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	1987-09-12
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	1152
Top of Perforated Interval :	792
Bottom of Perforated Interval :	1132
Casing Diameter :	26
Drilling Method :	Reverse Circulation
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	3200
Well Yield Unit of Measure :	GPM
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2001-011361
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR2001-011361
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	N/R

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	590
Top of Perforated Interval :	275
Bottom of Perforated Interval :	568
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2001-011362
Facility Address :	N/R
County :	Los Angeles
WCR Number :	WCR2001-011362
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	N/R
Region Office :	DWR Southern Region Office

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Unknown
Driller License Number :	N/R
Driller Name :	N/R
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	N/R
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2005-014118
Facility Address :	209 Grandview Drive, Los Angeles
County :	Los Angeles
WCR Number :	WCR2005-014118
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	e031373
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	GENESIS #3

Map Id: A10
Direction: NNE
Distance: 0.744 mi., 3930 ft.
Elevation: 509 ft.
Relative: Higher

Site Name : WCR2005-014118 | WCR0006067 | WCR0035575
209 Grandview Drive | AZUSA AVE, FIRST ST
Azusa | Los Angeles, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 55830802
EPA ID: N/R

WELLS - CA ***(cont.)***

Planned Use :	Unknown
Driller License Number :	510011
Driller Name :	Layne Christensen Company Layne Christensen Company
Record Type :	WellCompletion/Destruction/NA/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	2005-04-04
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	N/R
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04

Map Id: 11
Direction: S
Distance: 0.780 mi., 4118 ft.
Elevation: 455 ft.
Relative: Lower

Site Name : TOWER
34.090569, -117.920389
COVINA, CA

Database(s) : [DIGITAL OBSTACLE]

Envirosite ID: 819968
EPA ID: N/R

DIGITAL OBSTACLE

Date of Action :	2015-04-23
Action :	Add
FAA Study Number :	2013AWP00111OE
OBS Number :	06-038079
Obstacle Type :	TOWER
City Name :	COVINA

Map Id: 11
Direction: S
Distance: 0.780 mi., 4118 ft.
Elevation: 455 ft.
Relative: Lower

Site Name : TOWER
34.090569, -117.920389
COVINA, CA

Database(s) : [DIGITAL OBSTACLE] ***(cont.)***

Envirosite ID: 819968
EPA ID: N/R

DIGITAL OBSTACLE ***(cont.)***

State Identifier :	CA
Country Identifier :	USA
Type of Lighting :	None
Verification Status :	Verified
Quantity :	1
Mark Indicator :	None
Above Ground Level Height (Feet) :	00088
Above Mean Sea Level Height (Feet) :	00535
Horizontal Accuracy :	+-20'
Vertical Accuracy :	+-3'
Latitude :	34 05 26.05N
Longitude :	117 55 13.40W

Map Id: 12
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [WELLS - CA]

Envirosite ID: 228921
EPA ID: N/R

WELLS - CA

Facility Name :	WCR1993-010853
Facility Address :	1201 W Gladstone Street, Azusa
County :	Los Angeles
WCR Number :	WCR1993-010853
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	462147
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Monitoring
Driller License Number :	281214
Driller Name :	Howard Pump Company Howard Pump Company
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 04, TWP: 01S, RNG: 10W

Map Id: 12
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

WELLS - CA ***(cont.)***

Baseline Meridian :	San Bernardino
APN :	102-78
Date Work Ended :	1993-08-25
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	455
Top of Perforated Interval :	255
Bottom of Perforated Interval :	455
Casing Diameter :	8
Drilling Method :	Direct Rotary
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1143
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1993-010854
Facility Address :	1201 W Gladstone Street, Azusa
County :	Los Angeles
WCR Number :	WCR1993-010854
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	462144
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	MW-2R
Planned Use :	Monitoring
Driller License Number :	281214
Driller Name :	Howard Pump Company Howard Pump Company
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 04, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	43-94
Date Work Ended :	1993-07-09

Map Id: 12
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

WELLS - CA ***(cont.)***

Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	460
Top of Perforated Interval :	260
Bottom of Perforated Interval :	460
Casing Diameter :	8
Drilling Method :	Direct Rotary
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1143
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR1993-010855
Facility Address :	1201 W Gladstone Street, Azusa
County :	Los Angeles
WCR Number :	WCR1993-010855
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	462146
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	MW-10
Planned Use :	Monitoring
Driller License Number :	281214
Driller Name :	Howard Pump Company Howard Pump Company
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 04, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	43-94
Date Work Ended :	1993-06-01
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R

Map Id: 12
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

WELLS - CA ***(cont.)***

Total Completed Depth :	480
Top of Perforated Interval :	280
Bottom of Perforated Interval :	480
Casing Diameter :	8
Drilling Method :	Direct Rotary
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1143
Longitude :	-117.934
Last Date in Agency List :	2024-09-04
Facility Name :	WCR2010-009904
Facility Address :	1201 W Gladstone Street, Azusa
County :	Los Angeles
WCR Number :	WCR2010-009904
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	e0127039
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	ALR-10R
Planned Use :	Monitoring
Driller License Number :	819548
Driller Name :	William B. Lopez William B. Lopez
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 03, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	N/R
Date Work Ended :	2010-12-08
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	428
Top of Perforated Interval :	278
Bottom of Perforated Interval :	428

Map Id: 12
Direction: NW
Distance: 0.855 mi., 4517 ft.
Elevation: 506 ft.
Relative: Higher

Site Name : CEMEX CONSTRUCTION MATERIALS PACIFIC LLC | CEMEX | AZUSA LAND RECLAMATION LANDFILL
1201 W GLADSTONE ST | 1201 GLADSTONE | 1201 WEST GLADSTONE
AZUSA | Azusa | azusa, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 228921
EPA ID: N/R

WELLS - CA ***(cont.)***

Casing Diameter :	6
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	310
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	35
Well Yield Unit of Measure :	GPM
Other Observations :	N/R
Latitude :	34.1142
Longitude :	-117.916
Last Date in Agency List :	2024-09-04

Map Id: 13
Direction: WNW
Distance: 0.987 mi., 5211 ft.
Elevation: 467 ft.
Relative: Lower

Site Name : 15704 ARROW HWY | WCR1997-010589
15704 ARROW HWY
IRWINDALE | Irwindale, CA 91706

Database(s) : [WELLS - CA]

Envirosite ID: 453501
EPA ID: N/R

WELLS - CA

Facility Name :	WCR1997-010589
Facility Address :	15704 ARROW HWY, Irwindale
County :	Los Angeles
WCR Number :	WCR1997-010589
Permit Date :	N/R
Permit Number :	N/R
Legacy Log Number :	564422
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	N/R
Planned Use :	Monitoring
Driller License Number :	281814
Driller Name :	Howard Pump Company Howard Pump Company
Record Type :	WellCompletion/New/Production or Monitoring/NA
Method of Determination :	Derived from TRS
LL Accuracy :	Centroid of Section
Horizontal Datum :	N/R
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R

Map Id: 13
Direction: WNW
Distance: 0.987 mi., 5211 ft.
Elevation: 467 ft.
Relative: Lower

Site Name : 15704 ARROW HWY | WCR1997-010589
15704 ARROW HWY
IRWINDALE | Irwindale, CA 91706

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 453501
EPA ID: N/R

WELLS - CA ***(cont.)***

Section/Township/Range :	SEC: 09, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	8417-027-050
Date Work Ended :	1997-07-18
Work Flow Status :	N/R
Received Date :	N/R
Total Drill Depth :	N/R
Total Completed Depth :	240
Top of Perforated Interval :	100
Bottom of Perforated Interval :	240
Casing Diameter :	6
Drilling Method :	Direct Rotary
Fluid :	Not Available at Conversion
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.0997
Longitude :	-117.934
Last Date in Agency List :	2024-09-04

Map Id: 14
Direction: NW
Distance: 0.988 mi., 5215 ft.
Elevation: 500 ft.
Relative: Higher

Site Name : DALTON SUBSTATION REBUILD | SOUTHERN CALIFORNIA EDISON | WCR2021-011192
16016 W GLADSTONE ST | 16016 W GLADSTONE STREET
IRWINDALE | Irwindale, CA

Database(s) : [WELLS - CA]

Envirosite ID: 54034452
EPA ID: N/R

WELLS - CA

Facility Name :	WCR2021-011192
Facility Address :	16016 W Gladstone ST, Irwindale
County :	Los Angeles
WCR Number :	WCR2021-011192
Permit Date :	2021-08-04
Permit Number :	SR0264161
Legacy Log Number :	N/R
Region Office :	DWR Southern Region Office
Local Permit Agency :	LA County Department of Public Health, Department of Health Services, Drinking Water Program
Owner Assigned Well Number :	Dalton Substation Well
Planned Use :	Monitoring

Map Id: 14
Direction: NW
Distance: 0.988 mi., 5215 ft.
Elevation: 500 ft.
Relative: Higher

Site Name : DALTON SUBSTATION REBUILD | SOUTHERN CALIFORNIA EDISON | WCR2021-011192
16016 W GLADSTONE ST | 16016 W GLADSTONE STREET
IRWINDALE | Irwindale, CA

Database(s) : [WELLS - CA] ***(cont.)***

Envirosite ID: 54034452
EPA ID: N/R

WELLS - CA ***(cont.)***

Driller License Number :	1058336
Driller Name :	CASCADE DRILLING LP
Record Type :	WellCompletion/Destruction/NA/NA
Method of Determination :	N/R
LL Accuracy :	N/R
Horizontal Datum :	WGS84
Ground Surface Elevation :	N/R
Elevation Accuracy :	N/R
Elevation Determination Method :	N/R
Vertical Datum :	N/R
Section/Township/Range :	SEC: 04, TWP: 01S, RNG: 10W
Baseline Meridian :	San Bernardino
APN :	8619-019-800
Date Work Ended :	2021-08-24
Work Flow Status :	Completeness Review - Auto-Complete - 01-NOV-21
Received Date :	2021-09-02
Total Drill Depth :	N/R
Total Completed Depth :	15
Top of Perforated Interval :	N/R
Bottom of Perforated Interval :	N/R
Casing Diameter :	N/R
Drilling Method :	N/R
Fluid :	N/R
Static Water Level :	N/R
Total Draw Down :	N/R
Test Type :	N/R
Pump Test Length :	N/R
Well Yield :	N/R
Well Yield Unit of Measure :	N/R
Other Observations :	N/R
Latitude :	34.1138
Longitude :	-117.933
Last Date in Agency List :	2024-09-04

RADON DATA:

STATE SOURCE: CA

Radon Test Results:

Zip:	Total Sites:	Cnt >=4 pCi/L:	Pct >= 4 pCi/L:	Max Result (pCi/L):
91722	5	0	0	1

FEDERAL AREA RADON INFORMATION FOR: 91722

NUMBER OF SAMPLE SITES: 1

Area:	Average Activity:	% <4 pCi/L:	% 4-20 pCi/L:	% >20 pCi/L:
first floor	-0.6 pCi/L	100%	0%	0%

FEDERAL EPA RADON ZONE FOR LOS ANGELES COUNTY: Zone = 2

Note: Zone 1 indoor average level > 4 pCI/L

: Zone 2 indoor average level > = 2 pCI/L and <= 4 pCI/L

: Zone 3 indoor average < 2 pCI/L

HIST PWS ENF
Historical Public Water Supply locations with Enforcement Violations
Environmental Protection Agency
(800) 426-4791
List of Safe Drinking Water Information Systems (SDWIS) with enforcement violations that are no longer in current agency list.

NWIS
National Water Information Systems
United States Geological Society
(703) 648-5953
Information on all water resources for the United States. This database contains all current and historical data for the nation.

PWS
Public Water Supply
Environmental Protection Agency
(800) 426-4791
Safe drinking water information Systems

PWS ENF
Public Water Supply locations with Enforcement Violations
Environmental Protection Agency
(800) 426-4791
Safe drinking water information Systems with enforcememnt violations

WELLS - CA
Water Well Locations
California Natural Resources Agency
Water Well Locations

WELLS - GAMA - CA
California Groundwater Ambient Monitoring Assessment
State Water Resources Control Board
916-341-5791
Brings together datasets from California state agencies including: Public Health Water Resources and Pesticide Regulation as well as from the US Geological Survey Lawrence Livermore National Laboratory and the Water Boards. It shows results for untreated raw water in different types of wells for naturally-occurring and man-made chemicals.

FLOOD Q3
Flood data
Environmental Protection Agency
(202) 566-1667
Q3 Flood Data

HYDROLOGIC UNIT
Hydrologic Unit Maps
USGS
The United States Geological Survey created a hierarchical system of hydrologic units originally called regions, sub-regions, accounting units, and cataloging units. Each unit was assigned a unique Hydrologic Unit Code (HUC). As first implemented the system had 21 regions, 221 subregions, 378 accounting units, and 2,264 cataloging units. Over time the system was changed and expanded. As of 2010 there are six levels in the hierarchy, represented by hydrologic unit codes from 2 to 12 digits long, called regions, subregions, basins, subbasins, watersheds, and subwatersheds. The table below describes the system's hydrologic unit levels and their characteristics, along with example names and codes.

WETLANDS NWI
National Wetland Inventory
U.S. Fish and Wildlife Service
(703) 358-2171
Wetland Inventory for the United States

WETLANDS - CA
Wetlands
U.S. Fish and Wildlife Service
Wetlands Inventory

SSURGO
Detailed Soil Data Map
Natural Resources Conservation Service: U.S. Department of Agriculture
(202) 690-4985
Detailed Soil Data Map

STATSGO & MUI
General Soil Data Map
Natural Resources Conservation Service: U.S. Department of Agriculture
(202) 690-4985
General Soil Data Map

USGS GEOLOGIC AGE
USGS Digital Data Series DDS
Natural Resources Conservation Service: U.S. Department of Agriculture
(202) 690-4985
USGS Digital Data Series DDS: Geologic Age and Rock Stratigraphic Unit

DAMS - CA
California Dam Inundation Maps
Department of Water Resources
916-845-8275
Dam inundation maps show the maximum extent of damage of a flood wave from a dam failure

OIL & GAS WELLS - CA
Oil and Gas Well Data
State of California Department of Conservation
916-327-1042
Oil and gas well locations and detail for all 6 districts

RADON
National Radon Database
U.S. Environmental Protection Agency
215-814-2469
A study of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

RADON - CA
Radon tested locations in California
California Department of Health Services
(916) 449-5674
A table of long term and short term indoor radon measurments

RADON EPA
RADON EPA
U.S. Environmental Protection Agency
215-814-2469
EPA list of Radon zones

AIRPORT FACILITIES
Airport landing facilities
Federal Aviation Administration
(866) 835-5322
Airport landing facilities

BASINS
Better Assessment Science Integrating point & Non-point Sources
U.S. Environmental Protection Agency
855-246-3642
Integrated geographical information system national watershed data and environmental assessment known as Better Assessment Science Integrating point & Non-point Sources

DIGITAL OBSTACLE
Obstacles of interest to aviation users
Federal Aviation Administration
855-379-6518
The Digital Obstacle File describes all known obstacles of interest to aviation users in the U.S. with limited coverage of the Pacific the Caribbean Canada and Mexico. The obstacles are assigned unique numerical identifiers; accuracy codes and listed in order of ascending latitude within each state or area by FAA Region.

EPICENTERS
National Geographical Data Center
National Geographical Data Center
303-497-6826
List of recent and historic earthquakes and information.

FLOOD DFIRM
National Flood Hazard Layer Database
Federal Emergency Management Agency
The National Flood Hazard Layer Database (NFHL) is a computer database that contains the flood hazard map information from FEMAs Flood Map Modernization program. These map data are from Digital Flood Insurance Rate Map (DFIRM) databases and Letters of Map Revision.

Historical Aerial Photo Report | 2024

Order Number: 102230
Report Generated: 10/11/2024

Project Name: School Property
Project Number: EN8469

School Property
5034 N Clydebank Ave
Covina, CA, 91722

Contact us at:
(866) 211-2028
envirositecorp.com

Historical Aerial Photo Report 2024

Envirosite's Historical Aerial Photo Report is designed to assist in evaluating a subject property resulting from past activities. Envirosite's Historical Aerial Photo Report includes a search of available historical aerial photographs, dating back to the 1930s, or earliest available photographs.

ENVIROSITE SEARCHED SOURCES

SUBJECT PROPERTY:

School Property
5034 N Clydebank Ave
Covina, CA, 91722

YEAR:	***SCALE:***	***SOURCE:***
1928	1" = 500'	U.S.D.A
1938	1" = 500'	U.S.D.A
1948	1" = 500'	U.S.G.S
1949	1" = 500'	U.S.D.A
1952	1" = 500'	U.S.D.A
1954	1" = 500'	U.S.D.A
1956	1" = 500'	U.S.D.A
1960	1" = 500'	U.S.D.A
1962	1" = 500'	U.S.D.A
1964	1" = 500'	U.S.G.S
1965	1" = 500'	U.S.D.A
1968	1" = 500'	U.S.D.A
1972	1" = 500'	U.S.G.S
1973	1" = 500'	U.S.D.A
1976	1" = 500'	U.S.D.A
1978	1" = 500'	U.S.D.A
1980	1" = 500'	U.S.G.S
1981	1" = 500'	U.S.D.A
1983	1" = 500'	U.S.D.A
1989	1" = 500'	U.S.D.A
1992	1" = 500'	U.S.D.A
1995	1" = 500'	DOQ
2002	1" = 500'	U.S.D.A
2005	1" = 500'	NAIP
2007	1" = 500'	U.S.D.A
2009	1" = 500'	NAIP
2010	1" = 500'	NAIP
2012	1" = 500'	NAIP
2014	1" = 500'	NAIP
2016	1" = 500'	NAIP
2018	1" = 500'	NAIP
2020	1" = 500'	NAIP
2022	1" = 500'	NAIP

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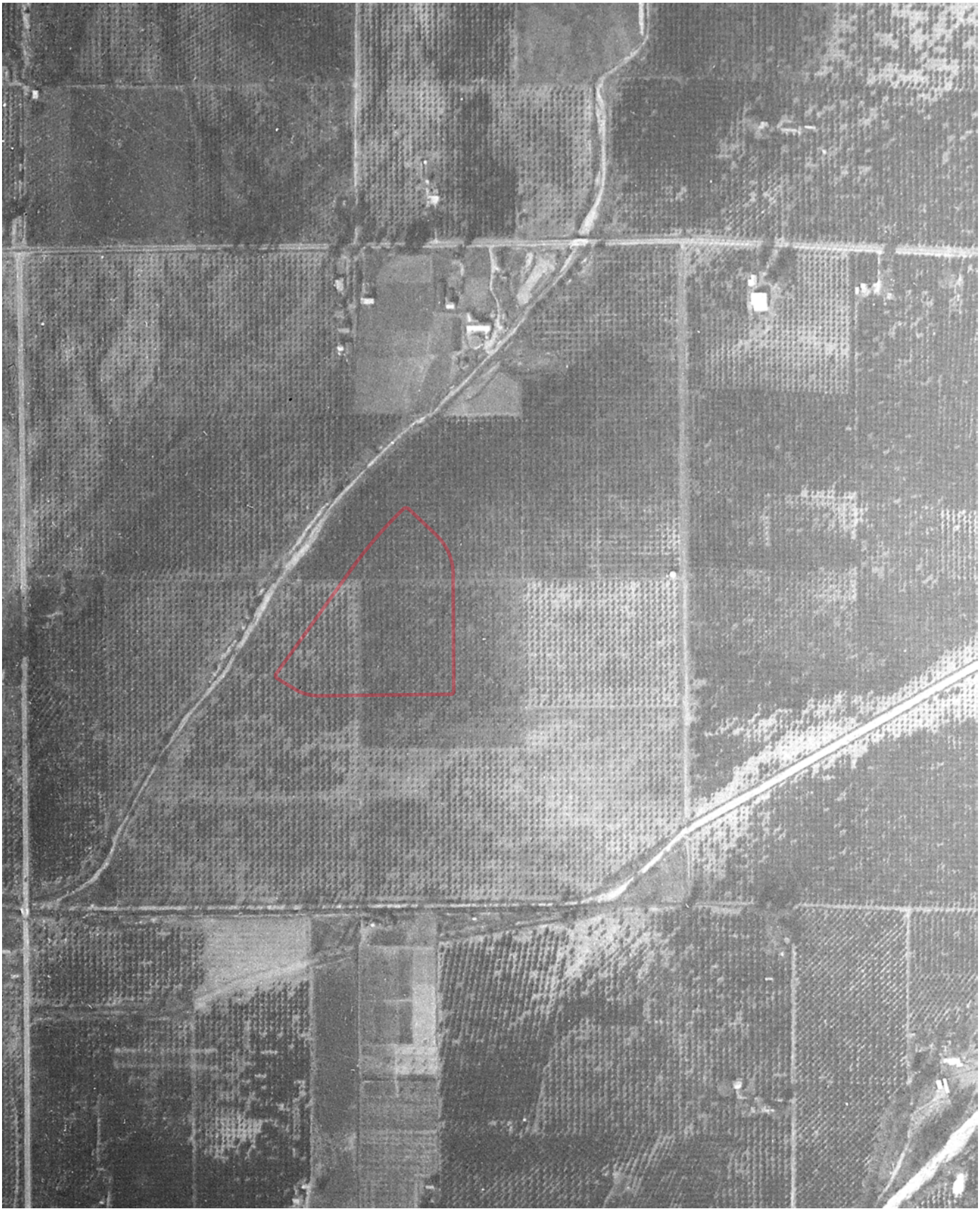
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FLIGHT YEAR:
1928

Subject Cannot Be Centered

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1938

N
W E
S

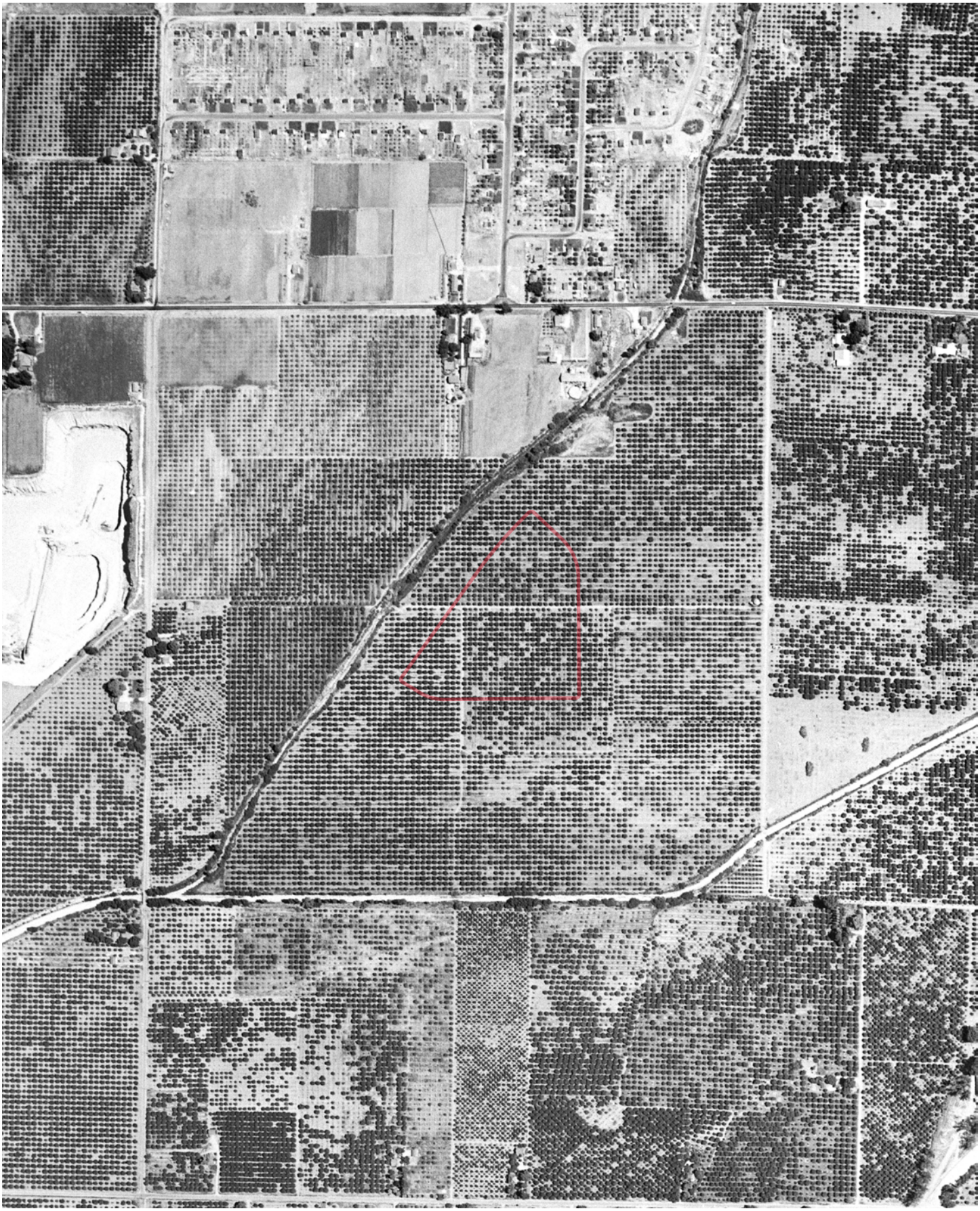
Scale: 1" = 500'



FLIGHT YEAR:
1948

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1949

N
W E
S

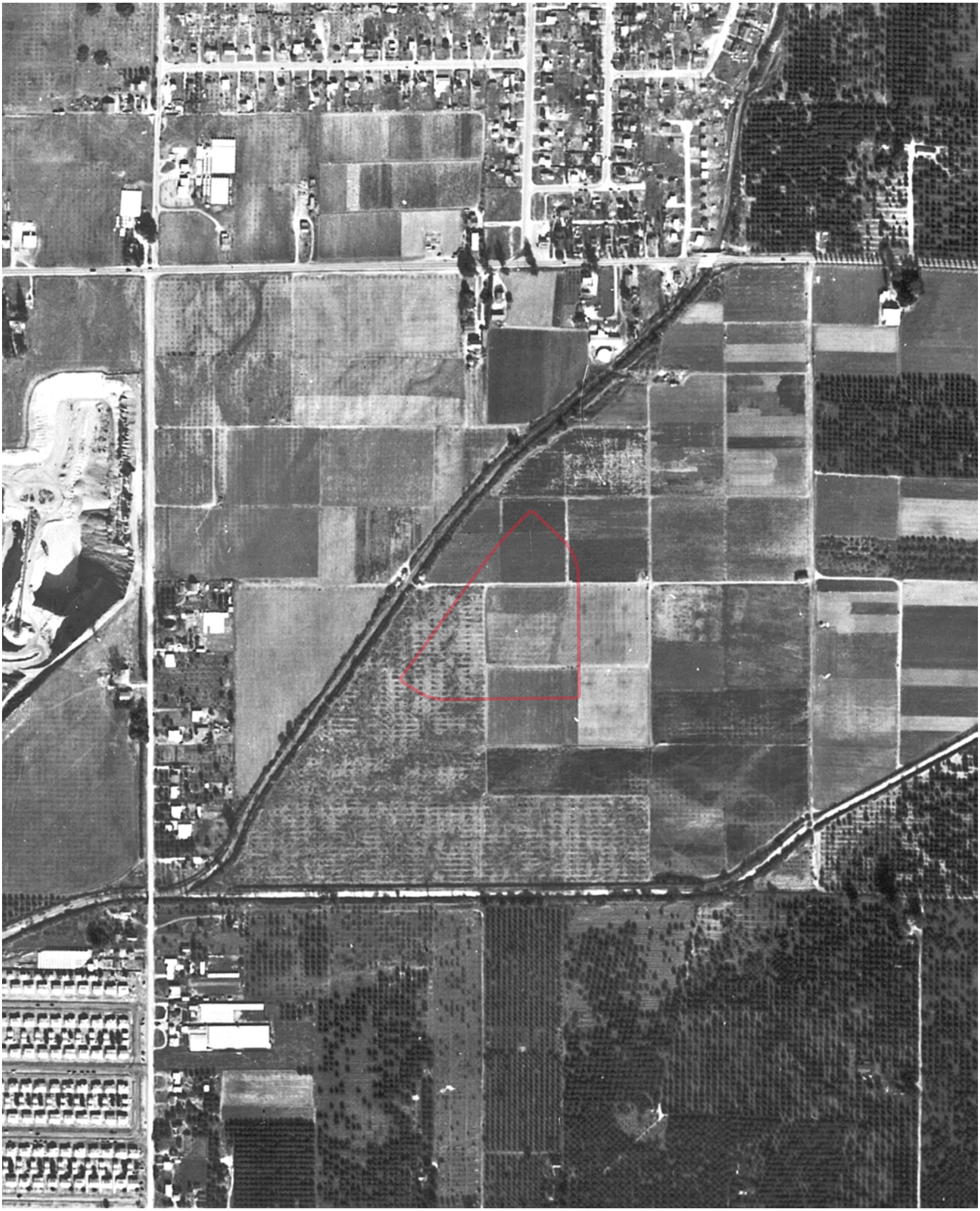
Scale: 1" = 500'



FLIGHT YEAR:
1952

N
W E
S

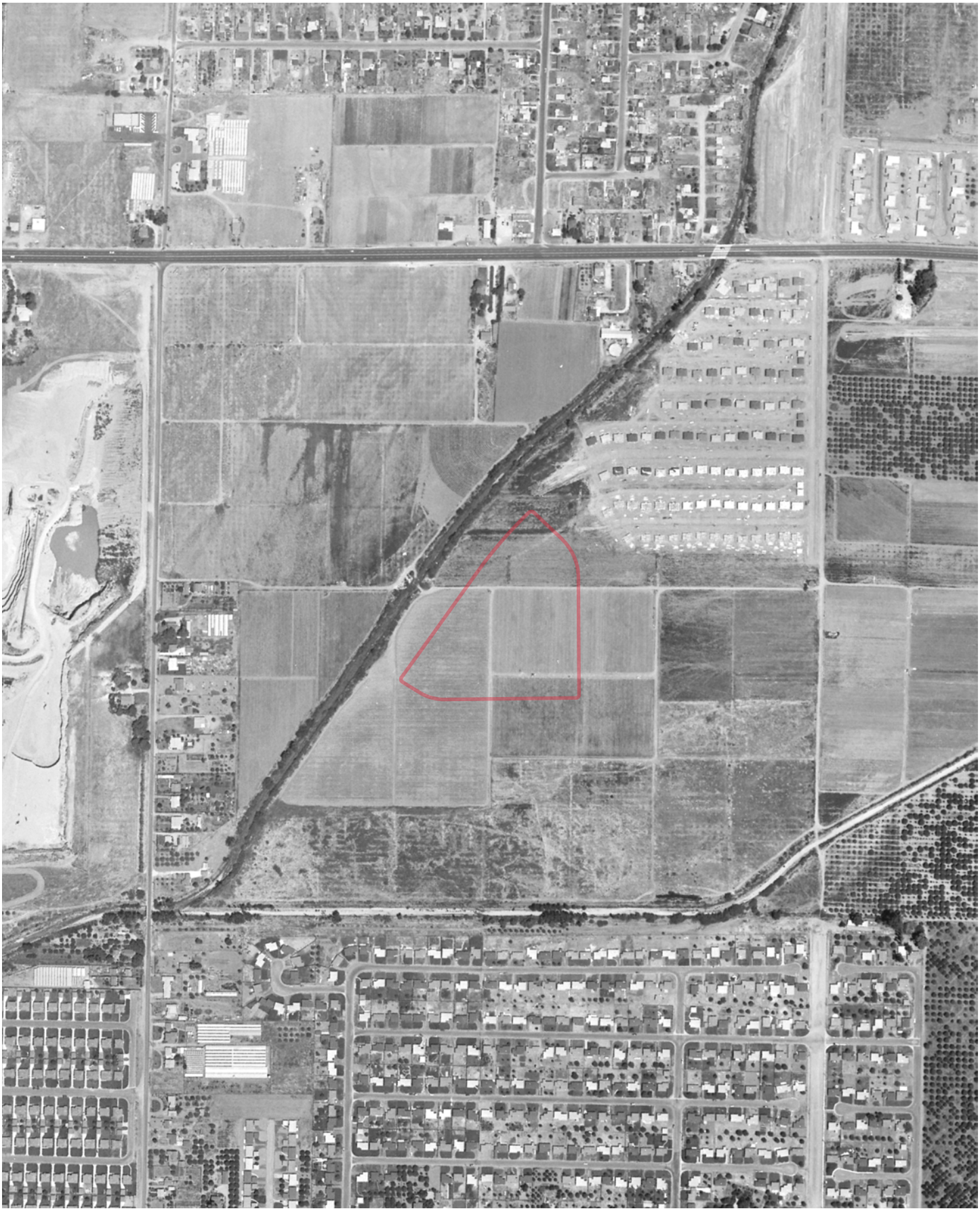
Scale: 1" = 500'



FLIGHT YEAR:
1954

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1956

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1960

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1962

Subject Cannot Be Centered

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1964

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1965

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1968

Subject Cannot Be Centered

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1972

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1973

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1976

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1978

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1980

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1981

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1983

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1989

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1992

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
1995

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2002

Subject Cannot Be Centered

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2005

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2007

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2009

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2010

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2012

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2014

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2016

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2018

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2020

N
W E
S

Scale: 1" = 500'



FLIGHT YEAR:
2022

N
W E
S

Scale: 1" = 500'



Historical Topographic Map Report | 2024

Order Number: 102230

Report Generated: 10/08/2024

Project Name: School Property

Project Number: EN8469

School Property
5034 N Clydebank Ave
Covina, CA 91722

Contact us at:
(866) 211-2028
envirositecorp.com

Envirosite's Historical Topographic Map Report is designed to assist in evaluating a subject property resulting from past activities. Envirosite's Historical Topographic Map Report includes a search of USGS historical topographic maps, dating back to the early 1900s.

TOPOGRAPHIC MAPS FOUND:

	Map Name:	Year:	Revision Year:	Scale:
1.	Pomona	1894	N/R	1 : 62500
2.	Pomona	1897	N/R	1 : 62500
3.	Pomona	1898	N/R	1 : 62500
4.	Pomona	1904	N/R	1 : 62500
5.	Azusa	1925	N/R	1 : 24000
6.	Azusa	1928	N/R	1 : 24000
7.	Azusa	1928	N/R	1 : 24000
8.	Azusa	1939	N/R	1 : 24000
9.	Baldwin Park	1953	N/R	1 : 24000
10.	Baldwin Park	1966	1981	1 : 24000
11.	Baldwin Park	1966	N/R	1 : 24000
12.	Baldwin Park	1966	1972	1 : 24000
13.	Baldwin Park	1966	N/R	1 : 24000
14.	Baldwin_Park	2012	N/R	1 : 24000
15.	Baldwin_Park	2015	N/R	1 : 24000
16.	Baldwin_Park	2018	N/R	1 : 24000
17.	Baldwin_Park	2021	N/R	1 : 24000

The USGS 7.5 minute series includes scales 1:24,000 / 1:25,000 / 1:31,680. The USGS 15 minute series includes scales 1:48,000 / 1:62,500 / 1:63,360. The USGS 30x60 minute series scale is 1:100,000.

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SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME:	Pomona	MAP YEAR:	1894	REVISION YEAR:	N/R
SCALE:	1 : 62500	Part	1		



SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Pomona
MAP YEAR: 1897
REVISION YEAR: N/R
SCALE: 1 : 62500
Part 1



SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME:	Pomona	MAP YEAR:	1898	REVISION YEAR:	N/R
SCALE:	1 : 62500	Part	1		



SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Pomona
MAP YEAR: 1904
REVISION YEAR: N/R
SCALE: 1 : 62500
Part 1



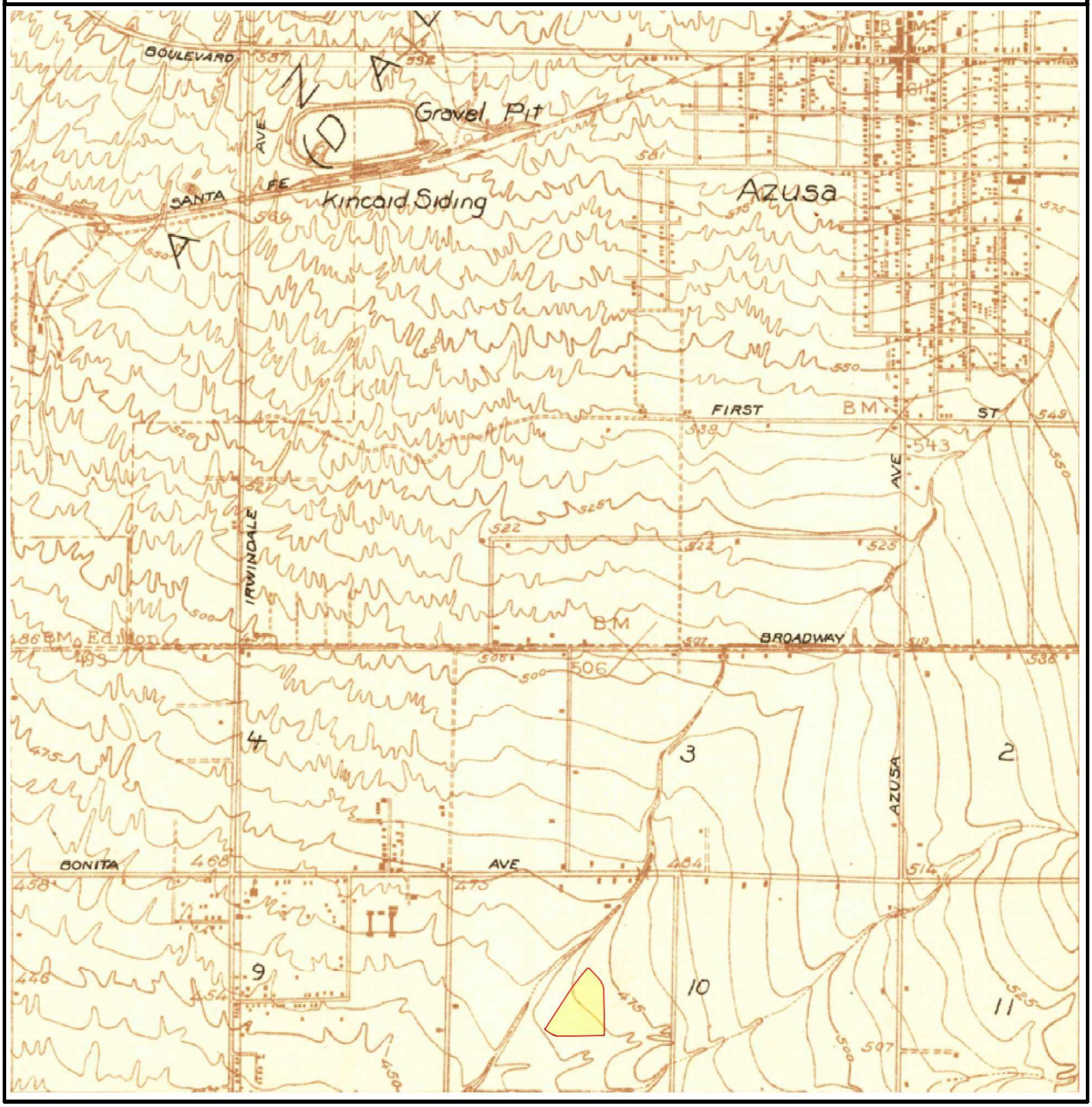
SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Azusa | MAP YEAR: 1925 | REVISION YEAR: N/R

SCALE: 1 : 24000 | Part 1



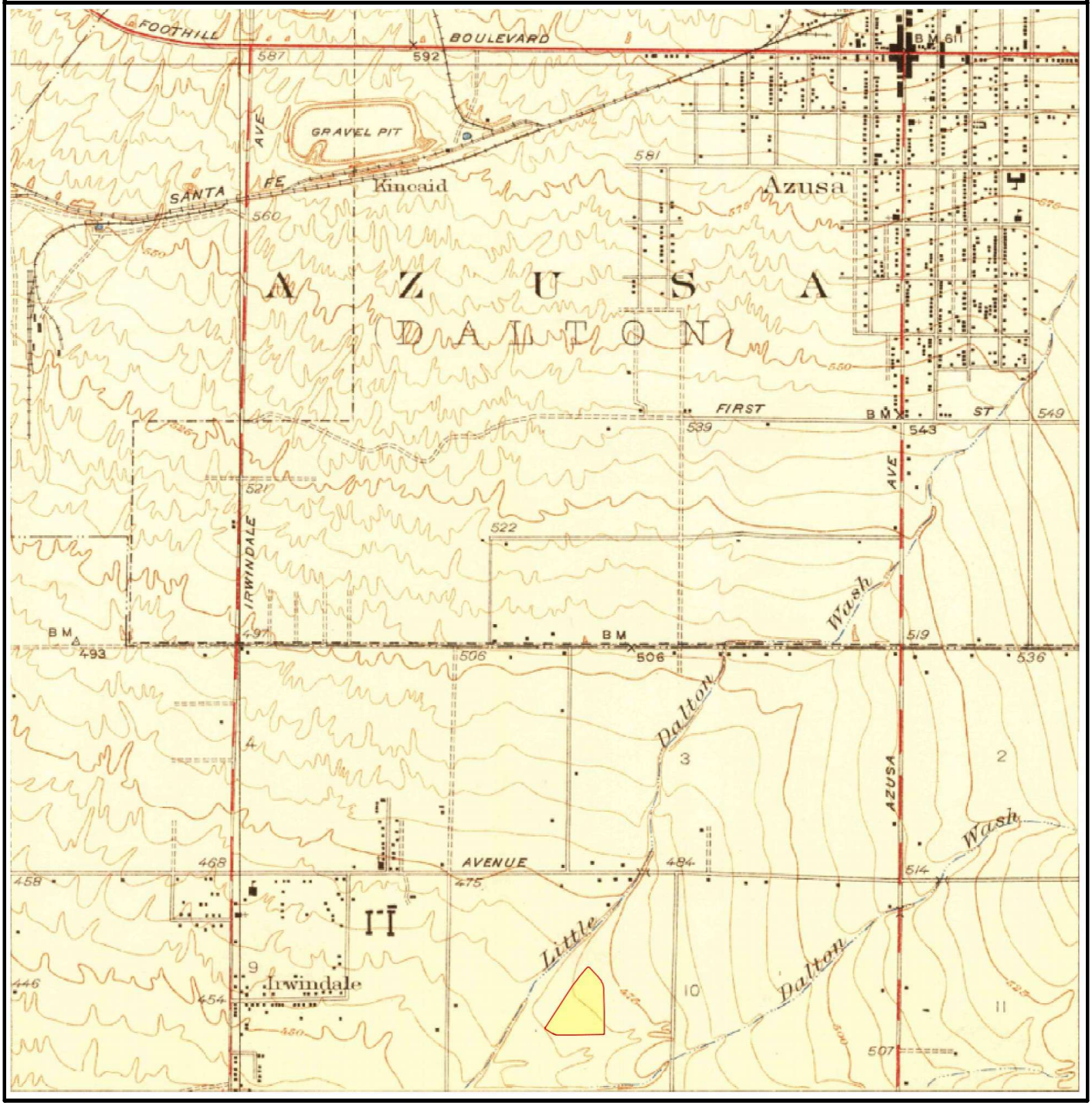
SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Azusa | MAP YEAR: 1928 | REVISION YEAR: N/R

SCALE: 1 : 24000 | Part 1



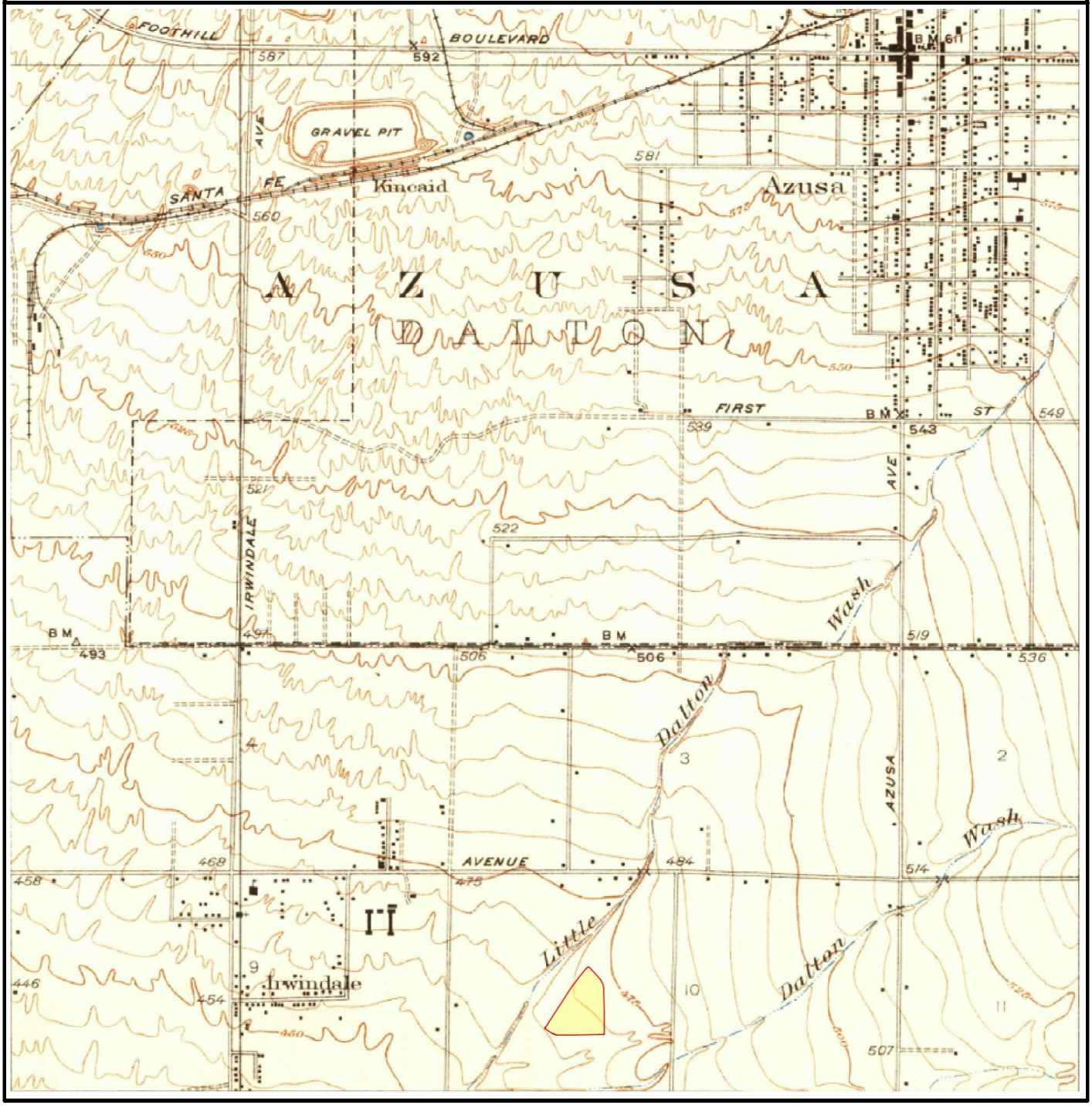
SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Azusa MAP YEAR: 1928 REVISION YEAR: N/R

SCALE: 1 : 24000 Part 1



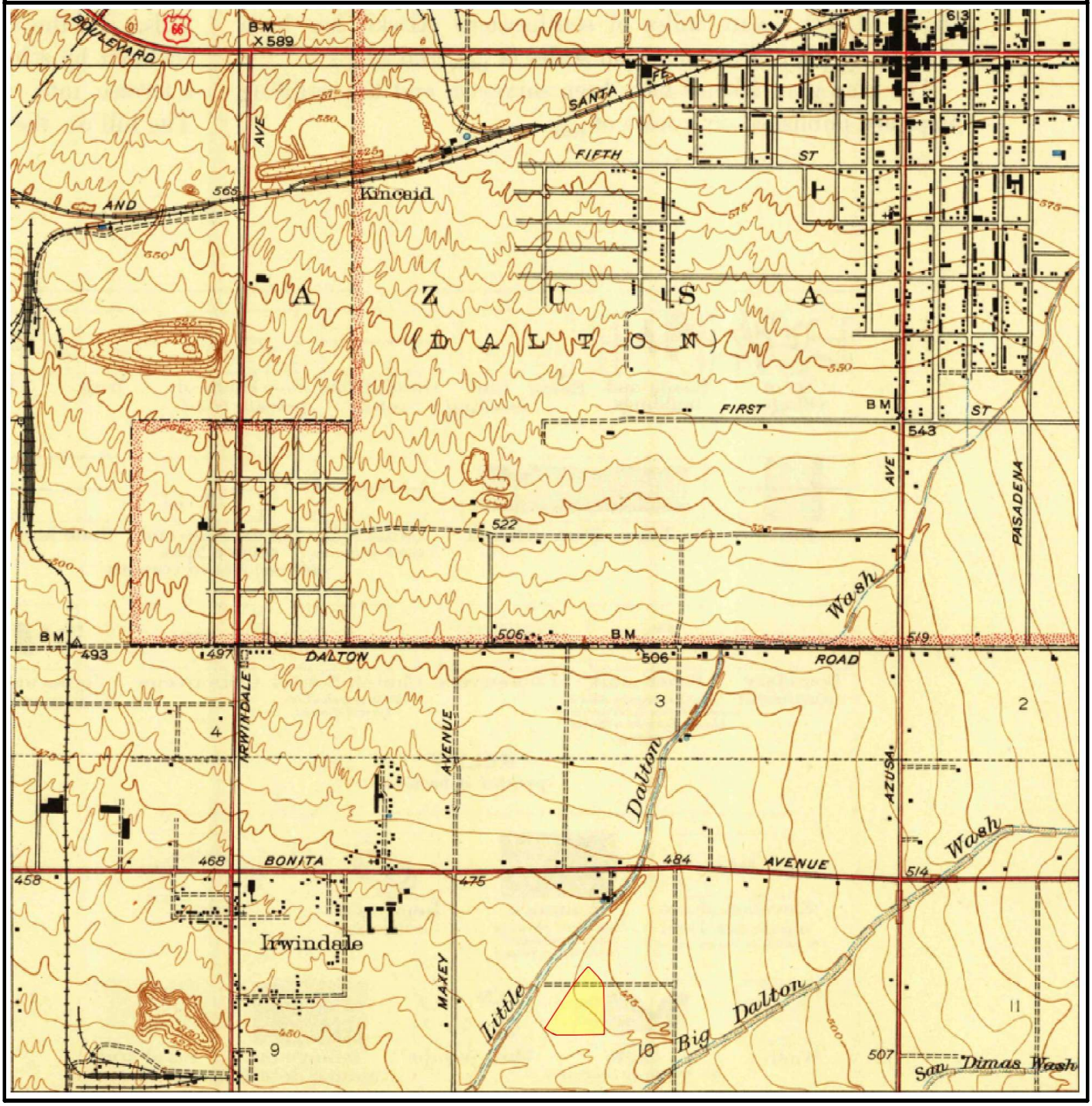
SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Azusa | MAP YEAR: 1939 | REVISION YEAR: N/R

SCALE: 1 : 24000 | Part 1

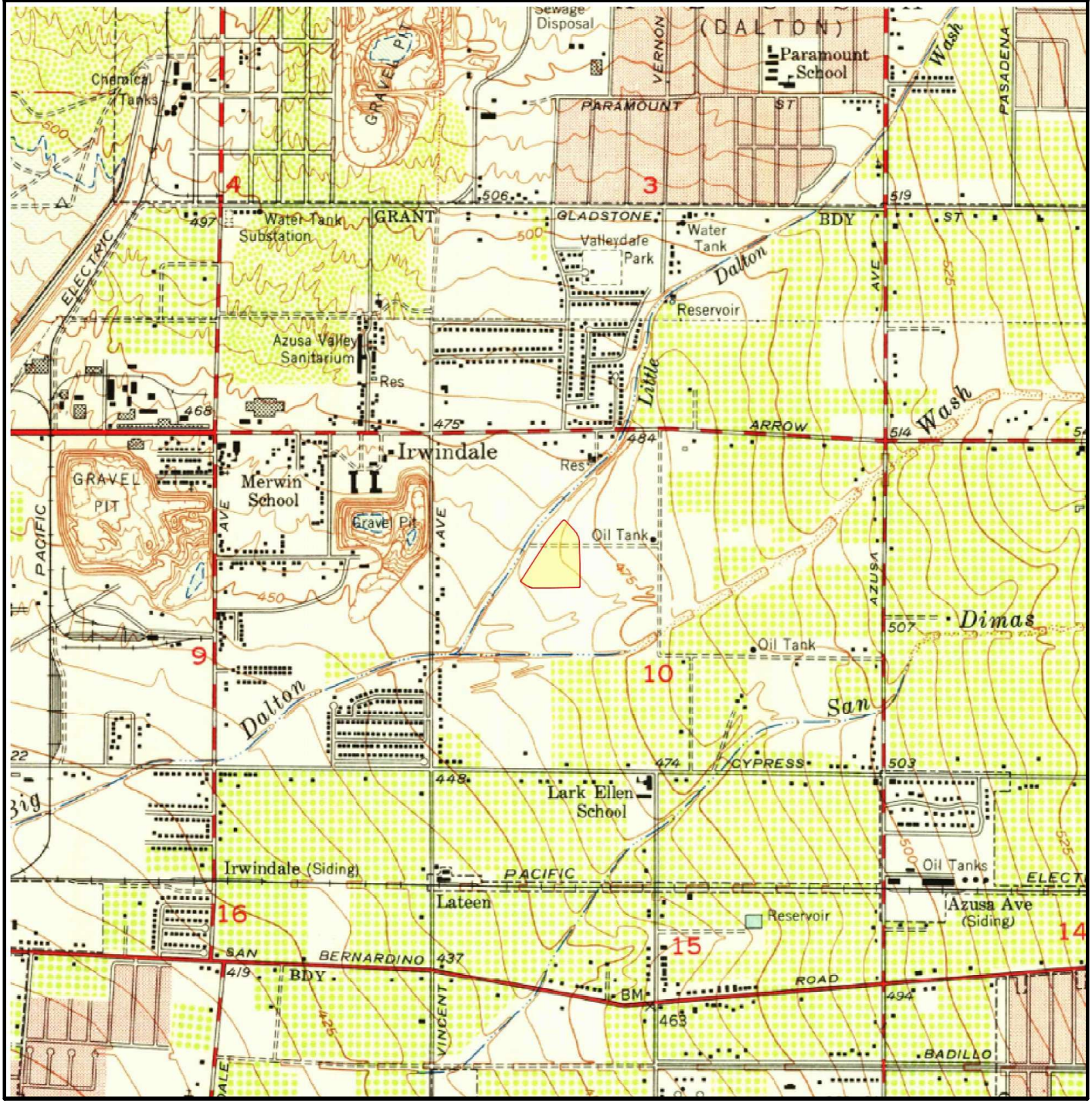


SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin Park
MAP YEAR: 1953
REVISION YEAR: N/R
SCALE: 1 : 24000
Part 1

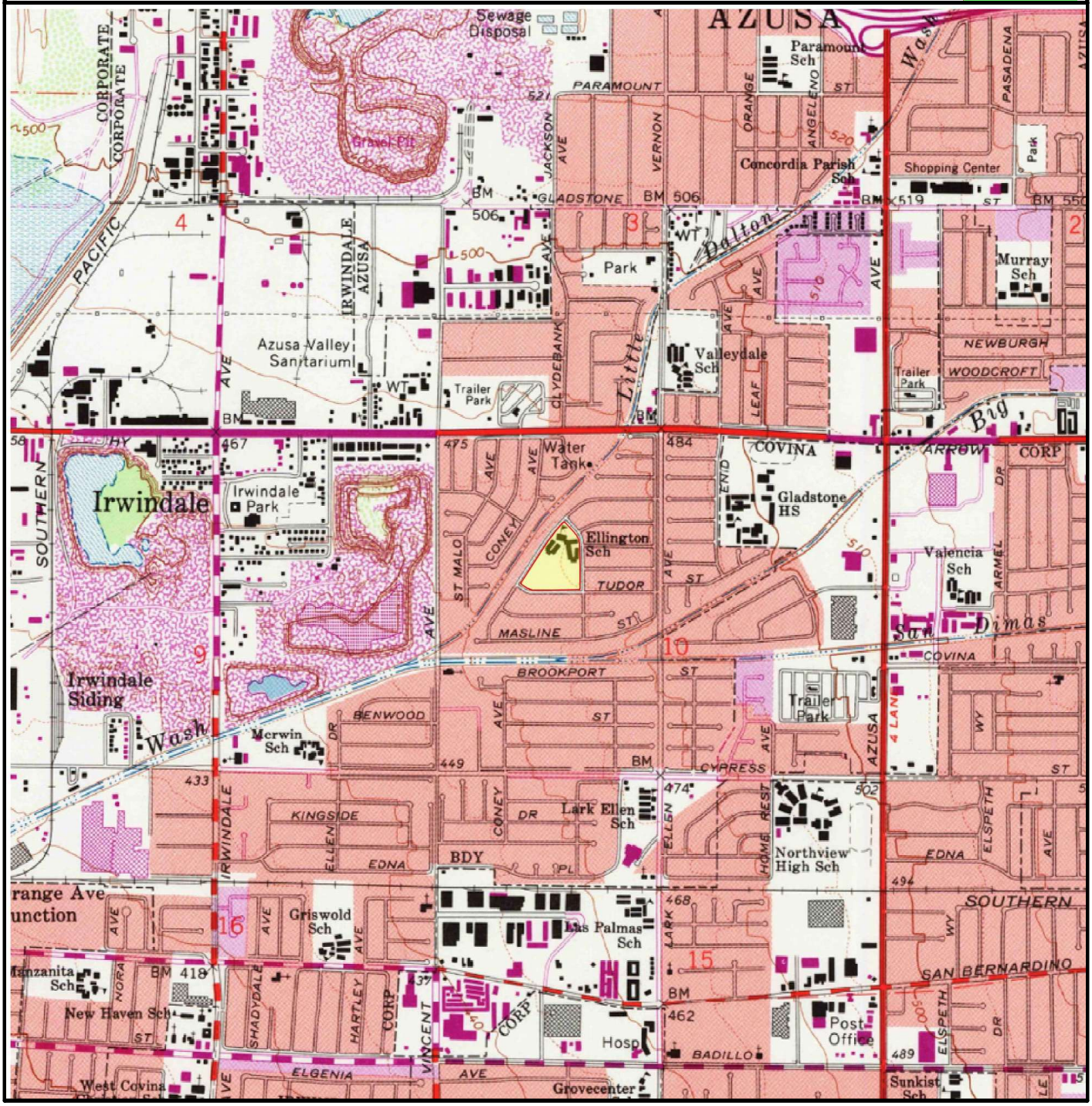


SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin Park
MAP YEAR: 1966
REVISION YEAR: 1981
SCALE: 1 : 24000
Part 1

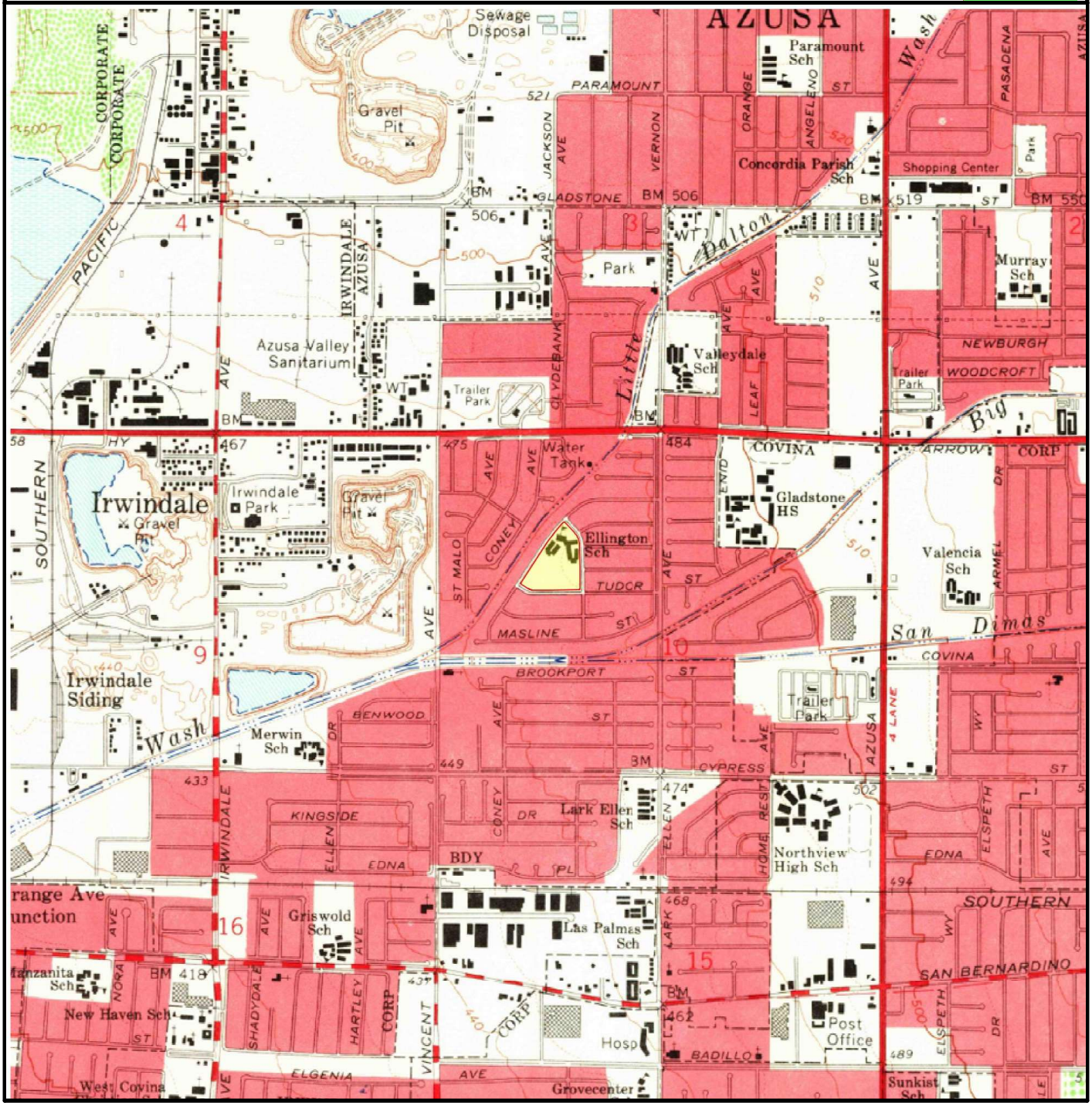


SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin Park
MAP YEAR: 1966
REVISION YEAR: N/R
SCALE: 1 : 24000
Part 1



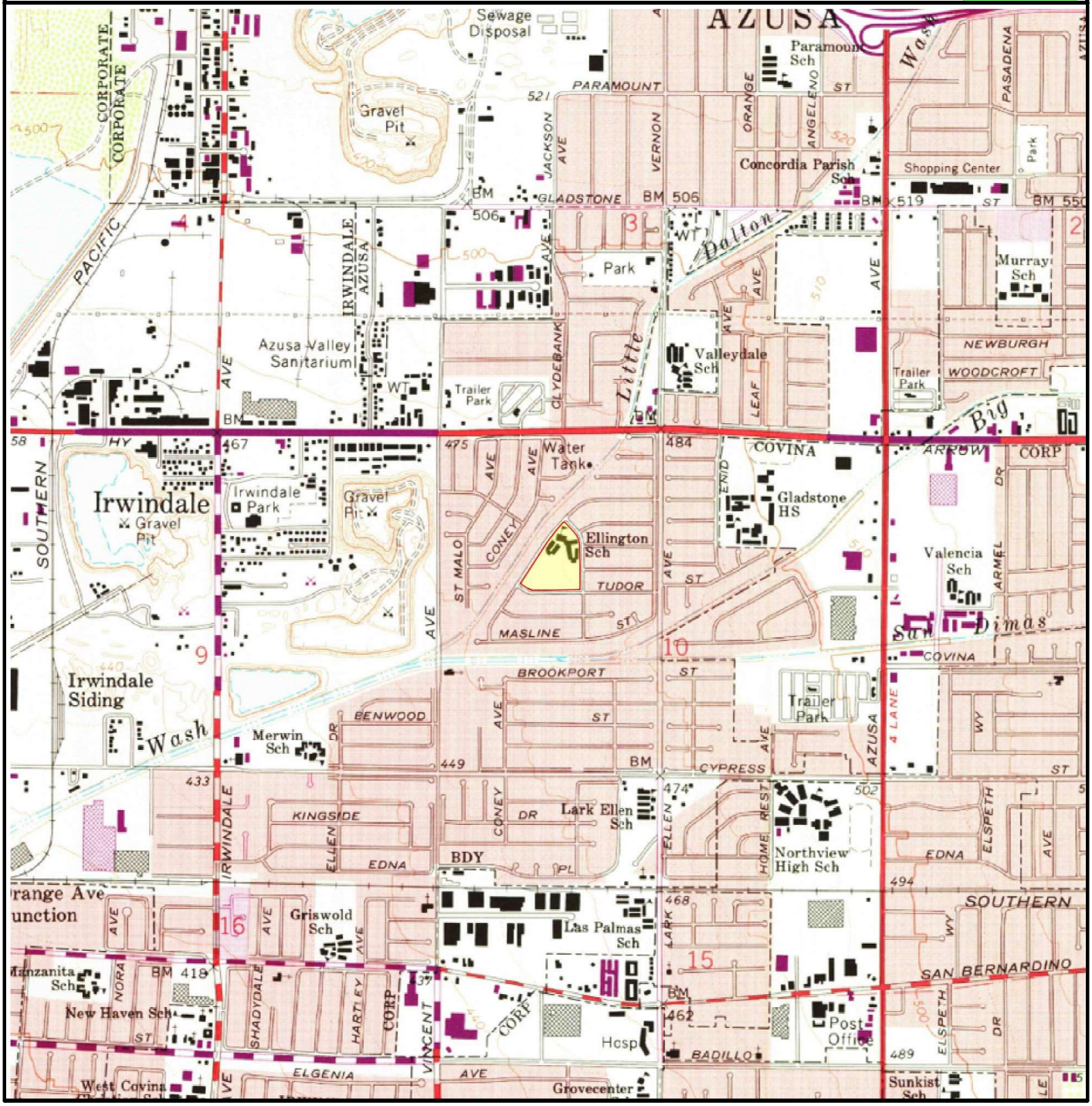
SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin Park | MAP YEAR: 1966 | REVISION YEAR: 1972

SCALE: 1 : 24000 | Part 1

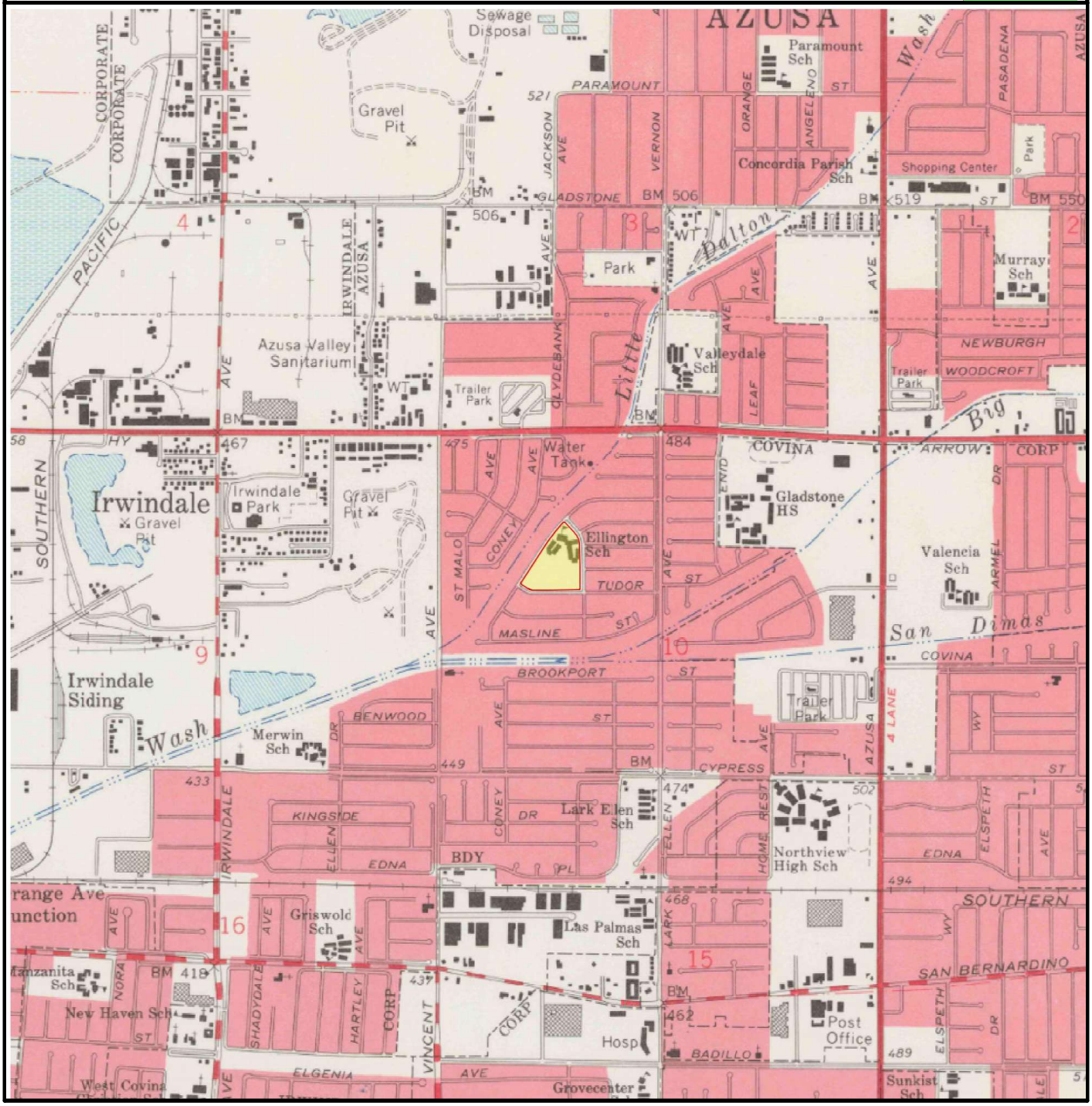


SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin Park
MAP YEAR: 1966
REVISION YEAR: N/R
SCALE: 1 : 24000
Part 1

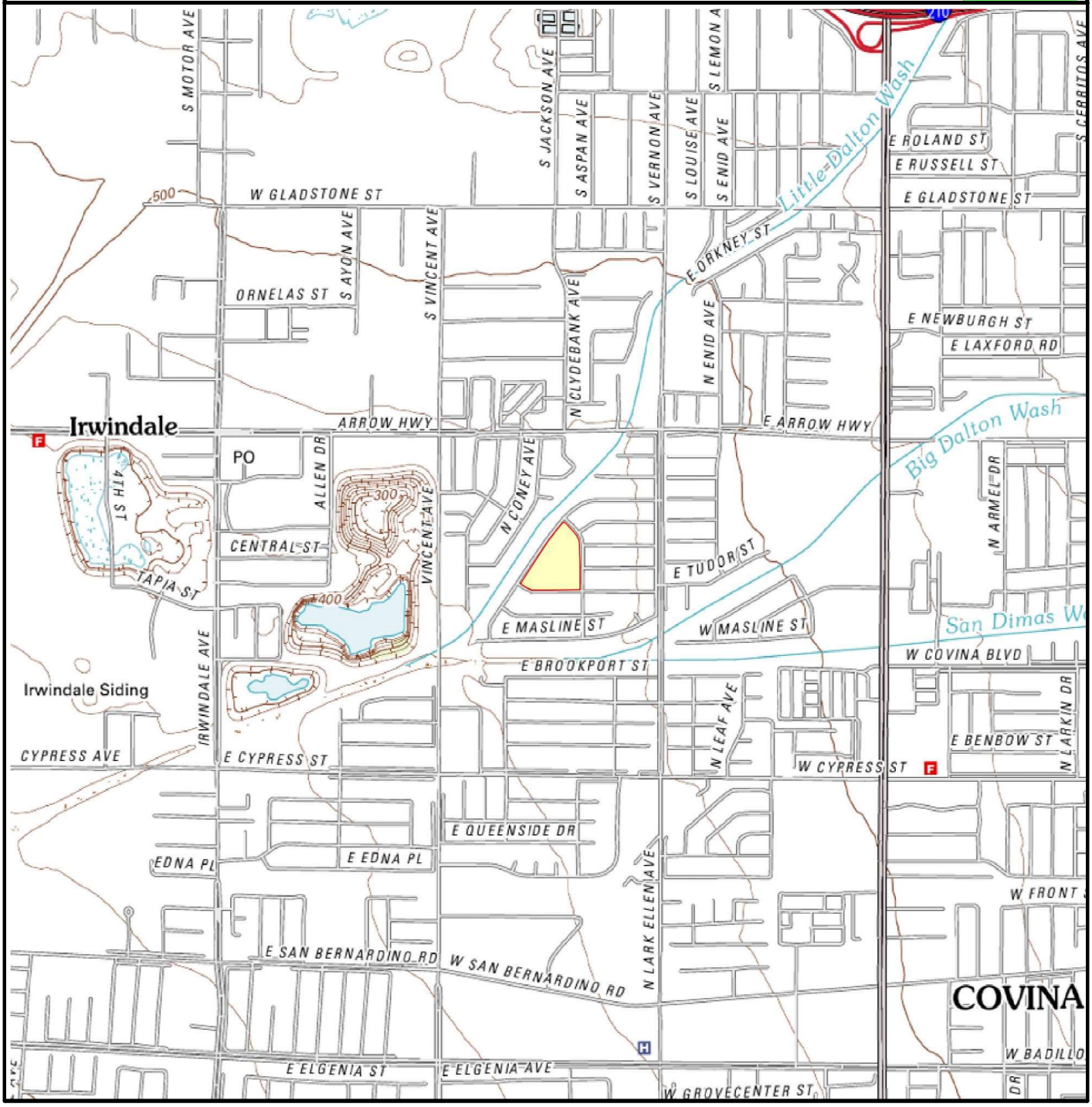


SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin_Park
MAP YEAR: 2012
REVISION YEAR: N/R
SCALE: 1 : 24000
Part 1

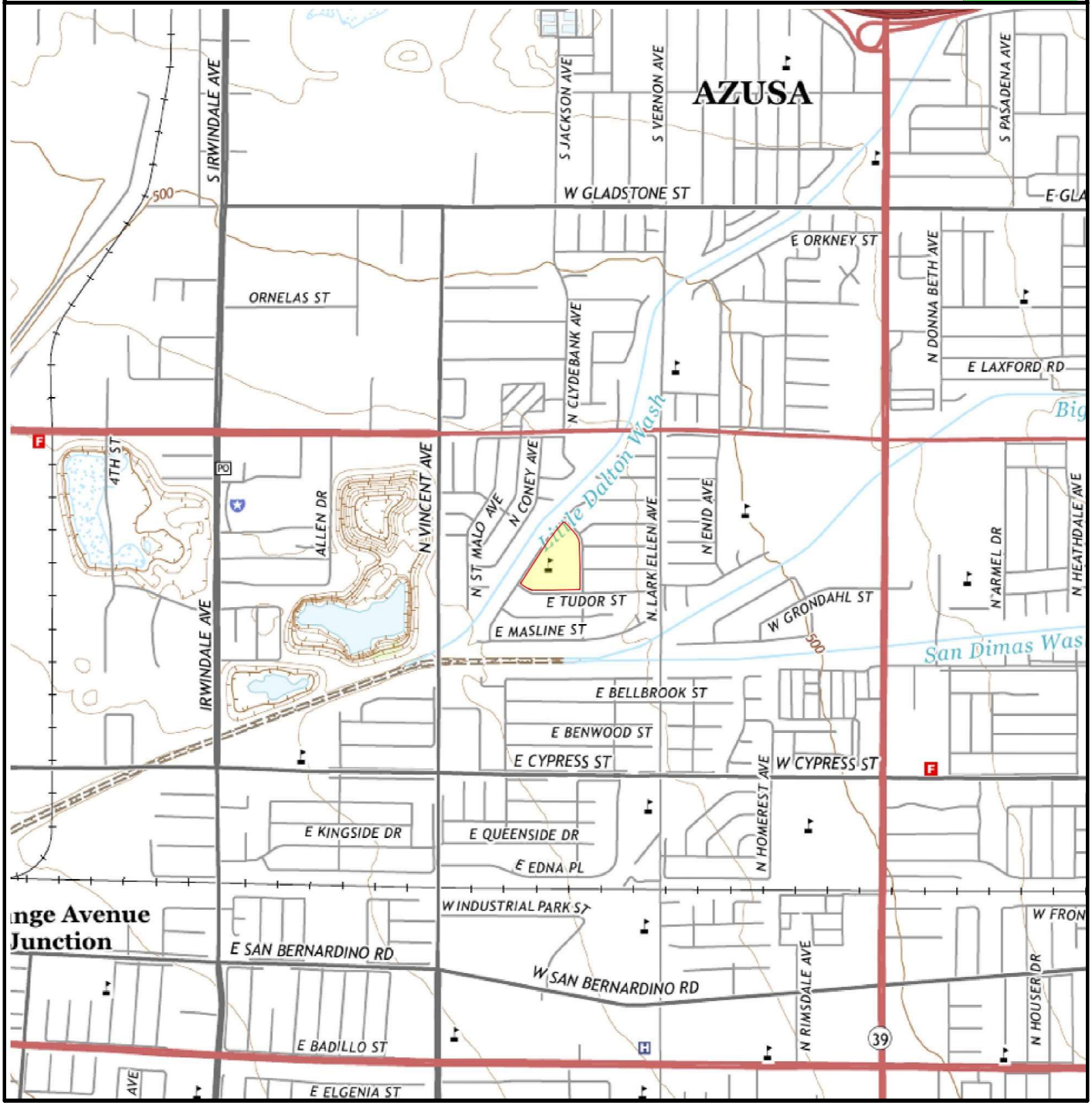


SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin_Park
MAP YEAR: 2015
REVISION YEAR: N/R
SCALE: 1 : 24000
Part 1

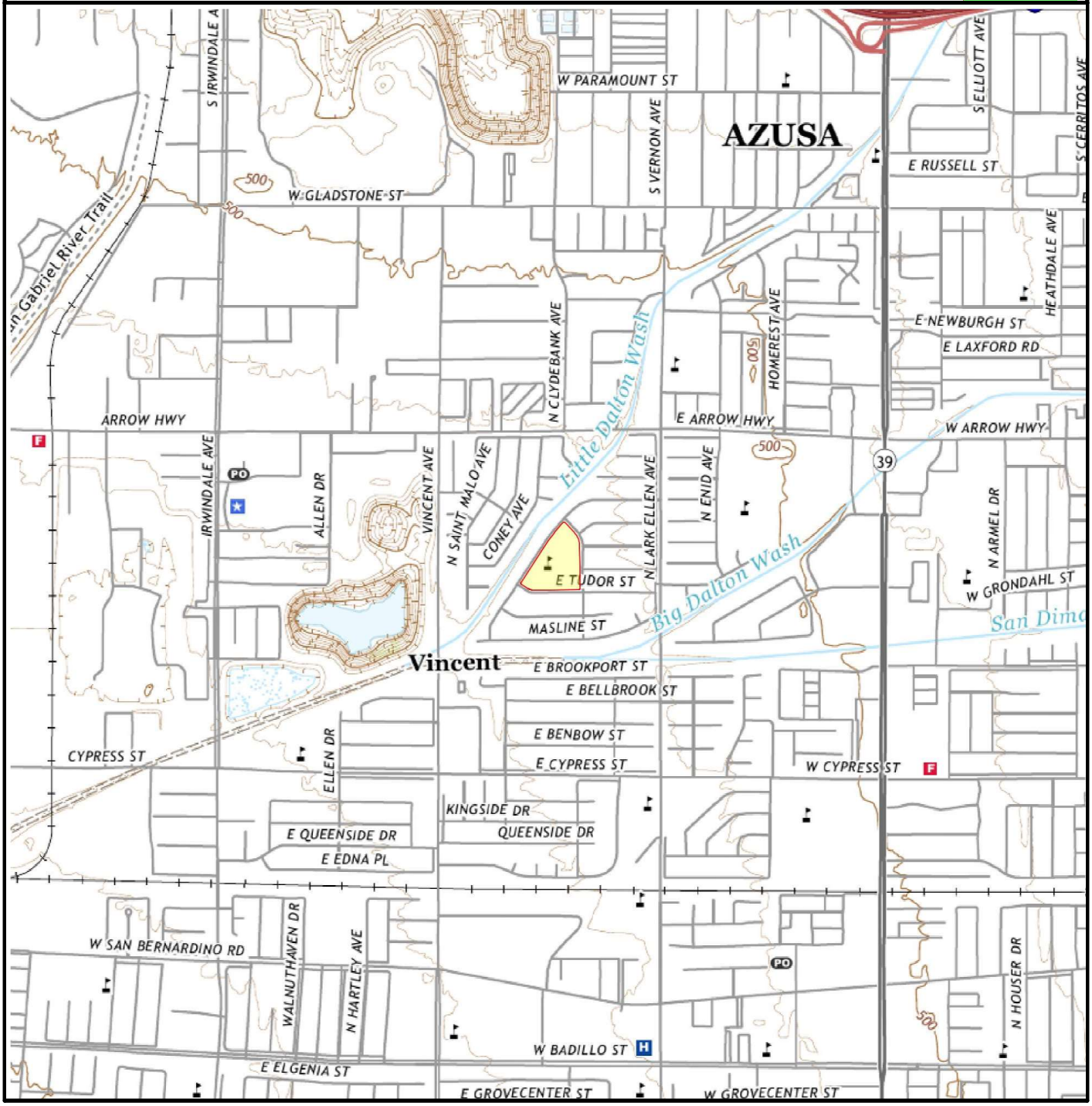


SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin_Park
MAP YEAR: 2018
REVISION YEAR: N/R
SCALE: 1 : 24000
Part 1

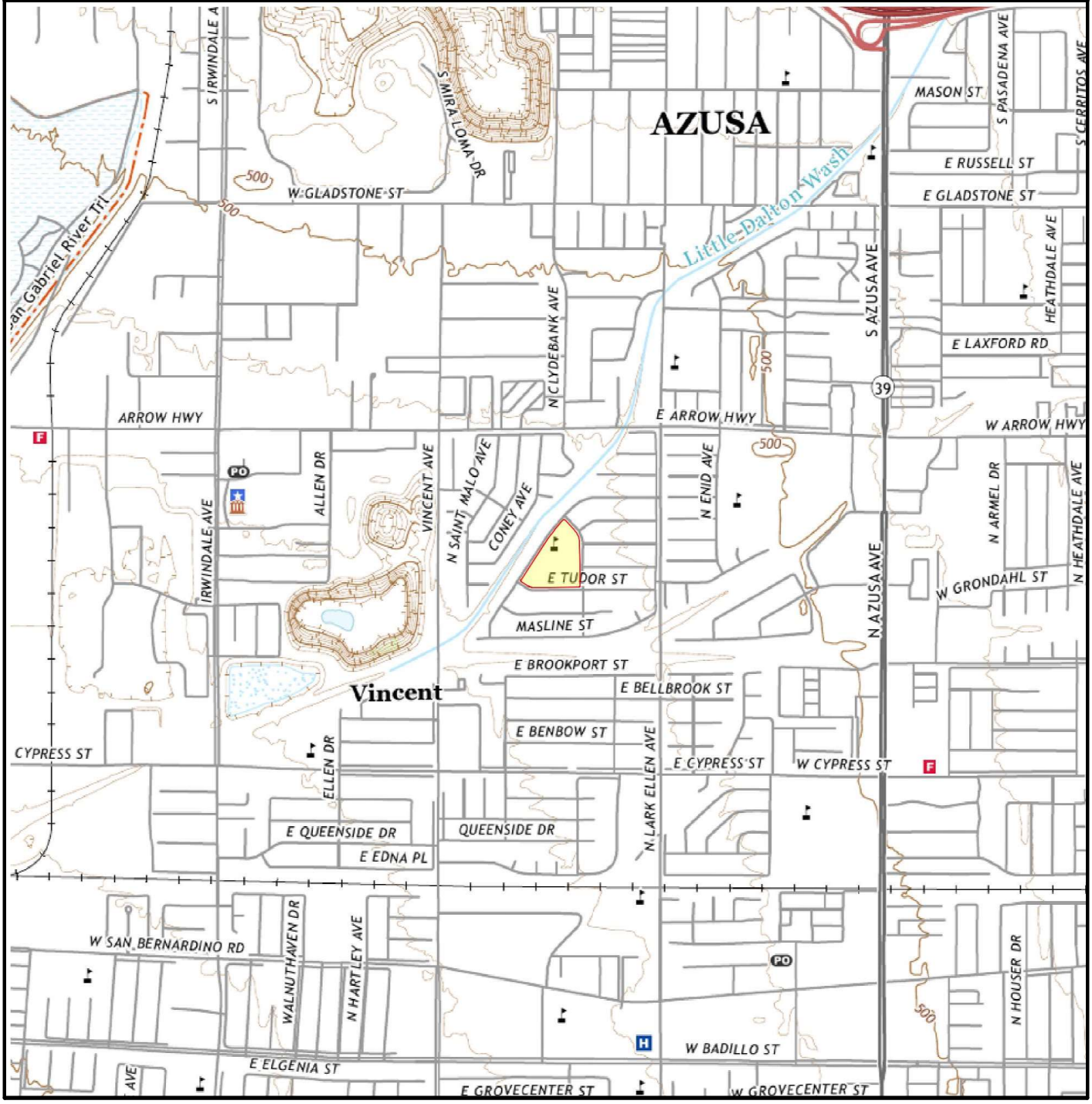


SUBJECT NAME: School Property
ADDRESS: 5034 N Clydebank Ave, Covina, CA, 91722
LAT/LONG: 34.102710 / -117.920681

PREPARED FOR: Group Delta - Ontario
ORDER #: 102230
REPORT DATE: 10/08/2024

SUBJECT QUAD:

MAP NAME: Baldwin_Park
MAP YEAR: 2021
REVISION YEAR: N/R
SCALE: 1 : 24000
Part 1



Fire Insurance Maps No Coverage Statement

Site Location
School Property
5034 N Clydebank Ave
Covina, CA

Requested by
Envirosite Corporation
56 Broome Corporate Parkway
Conklin, NY

HIG Project #
2085465
Client Project #
102230
Date Created
10/09/2024

Historical Information Gatherers

FIM+ Maps

The HIG Historical Map Collection and the United States Library of Congress Map Collection were searched for fire insurance maps (FIMs), real estate atlases and similar maps for the site location and adjoining properties. No FIMs or similar maps were identified for the site location and/or adjoining properties.

HIG Research Summary

Site Location
School Property
5034 N Clydebank Ave
Covina, CA

Requested by
Envirosite Corporation
56 Broome Corporate Parkway
Conklin, NY

HIG Project #
2085465
Client Project #
102230
Date Created
10/09/2024

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FIM+ Maps

The HIG Historical Map Collection and the United States Library of Congress Map Collection were searched for fire insurance maps (FIMs), real estate atlases and similar maps for the site location and adjoining properties. No FIMs or similar maps were identified for the site location and/or adjoining properties.

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infogroup

Platinum City Directory Report | 2024

Order Number: 102230

Report Generated: October 10, 2024

School Property

5034 N Clydebank Ave
Covina, CA 91722

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56 Broome Corporate Parkway
Conklin, NY 13748

Toll Free: 866-211-2028
www.envirositecorp.com

Prepared for Envirosite Corporation By:

Property Archives

Platinum City Directory Report

Envirosite's Platinum City Directory Report is a screening tool designed to assist in historical use determination of a subject property and adjacent properties. It includes a search of Property Archives digital datasets, national book collections including the Library of Congress and/or the Allen County Public Library and nationwide microfilm collections at five year intervals or the closest available intervals.

RESEARCH SUMMARY:

The following research sources were consulted in the preparation of this report:

SOURCE:	***YEAR:***
Property Archives	2020, 2015, 2010, 2006, 2002, 2001, 1998, 1993
Los Angeles East Suburban Criss Cross Directory	1984, 1978, 1973
Eastern San Gabriel Valley Criss Cross Directory	1989
Covina City Directory	1950, 1947

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This report was prepared by Property Archives, LLC for Envirosite Corporation

Property Archives

SUBJECT PROPERTY:

5034 N Clydebank Ave , Covina, CA 91722

ADJOINING PROPERTIES:

16674 - 16714 East Tudor St, Covina, CA

4959-5047 N Clydebank Ave, Covina, CA 91722

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2020 4959-5047 N Clydebank Ave, Covina, CA 91722

GUILLERMO VARGAS	4959 N Clydebank Ave
ANGELIQUE OLIVARES	5003 N Clydebank Ave
MATTO'S DISCOUNT PLBG DRAIN	5009 N CLYDEBANK AVE
AMANDA GUTIERREZ	5015 N Clydebank Ave
MICHAEL RUTHERFORD	5015 N Clydebank Ave
JOYCE LEWIS	5025 N Clydebank Ave
TANISHA LEWIS	5025 N Clydebank Ave
OPTIONS	5034 N CLYDEBANK AVE
JASMINE NICHOLAS	5035 N Clydebank Ave
CYNTHIA RIZO	5041 N Clydebank Ave
JORGE RIZO	5041 N Clydebank Ave
MONICA VALLEJO	5041 N Clydebank Ave
DYANN PICHARDO	5047 N Clydebank Ave
JOSE PICHARDO	5047 N Clydebank Ave

2015 4959-5047 N Clydebank Ave, Covina, CA 91722

GUILLERMO VARGAS	4959 N CLYDEBANK AVE
ADSF ADF	4965 N CLYDEBANK AVE
BRENDA VALENZUELA	4965 N CLYDEBANK AVE
ROBERT LITSEY	4965 N CLYDEBANK AVE
ANGELIQUE OLIVARES	5003 N CLYDEBANK AVE
MATTO'S DISCOUNT PLBG DRAIN	5009 N CLYDEBANK AVE
MICHAEL RUTHERFORD	5015 N CLYDEBANK AVE
JOSE MATA	5021 N CLYDEBANK AVE
DAVE LEO	5025 N CLYDEBANK AVE
JOYCE LEWIS	5025 N CLYDEBANK AVE
TANISHA LEWIS	5025 N CLYDEBANK AVE
HECTOR VELEZ	5031 N CLYDEBANK AVE
VERONICA VELEZ	5031 N CLYDEBANK AVE
ALICE M ELLINGTON ELEMENTARY	5034 N CLYDEBANK AVE
OPTIONS	5034 N CLYDEBANK AVE
JOSE NICHOLAS	5035 N CLYDEBANK AVE
LISSA NICHOLAS	5035 N CLYDEBANK AVE
DAISY RIZO	5041 N CLYDEBANK AVE
JORGE RIZO	5041 N CLYDEBANK AVE
LINDA RIZO	5041 N CLYDEBANK AVE
NATALIE RIZO	5041 N CLYDEBANK AVE
ROSARIO RIZO	5041 N CLYDEBANK AVE
JOSE PICHARDO	5047 N CLYDEBANK AVE
PATRICIA PICHARDO	5047 N CLYDEBANK AVE

2010 4959-5047 N Clydebank Ave, Covina, CA 91722

DARREN CORNELIS	5003 N CLYDEBANK AVE
DARREN VERGERS	5003 N CLYDEBANK AVE
MICHAEL RUTHERFORD	5015 N CLYDEBANK AVE
DAVE LEO	5025 N CLYDEBANK AVE
DAVID LEO	5025 N CLYDEBANK AVE
HECTOR VELEZ	5031 N CLYDEBANK AVE
VERONICA VELEZ	5031 N CLYDEBANK AVE
PAULA RODE	5034 N CLYDEBANK AVE
JOSE NICHOLAS	5035 N CLYDEBANK AVE
FELIPE HERNANDEZ	5041 N CLYDEBANK AVE
JORGE RIZO	5041 N CLYDEBANK AVE
NATALIE RIZO	5041 N CLYDEBANK AVE
ROSARIO RIZO	5041 N CLYDEBANK AVE
JOSE PICHARDO	5047 N CLYDEBANK AVE
JOSEPH PICHARDO	5047 N CLYDEBANK AVE
PATRICIA PICHARDO	5047 N CLYDEBANK AVE
PICHARDO JOSE	5047 N CLYDEBANK AVE

2006 4959-5047 N Clydebank Ave, Covina, CA 91722

C Vergers	5003 N Clydebank Ave
Cornelis Vergers	5003 N Clydebank Ave
Mike Rutherford	5015 N Clydebank Ave
Ruth & Dave Leo	5025 N Clydebank Ave
Paula Rode	5034 N CLYDEBANK AVE
YMCA	5034 N CLYDEBANK AVE

2001 **4959-5047 N Clydebank Ave, Covina, CA 91722**

Cornelis Vergers	5003 N Clydebank Ave
Mike Rutherford	5015 N Clydebank Ave
Ruth Leo	5025 N Clydebank Ave
Masahiro Yoshimura	5031 N Clydebank Ave

1998 **4959-5047 N Clydebank Ave, Covina, CA 91722**

C Vergers	5003 N Clydebank Ave
Cornelis Vergers	5003 N Clydebank Ave
Mike Rutherford	5015 N Clydebank Ave
Ruth & Dave Leo	5025 N Clydebank Ave
Azusa Unified School District Elementary Schools Alice Smith	5034 N Clydebank Ave
Ellington School	5034 N Clydebank Ave

1993 **4959-5047 N Clydebank Ave, Covina, CA 91722**

PEREZ AMADOR	4959 N CLYDEBANK AVE
VERGERS C	5003 N CLYDEBANK AVE

SOURCE: Eastern San Gabriel Valley Criss Cross Directory

STREET: 4959-5047 N Clydebank Ave, Covina, CA 91722

YEAR: 1989

INFO:
4959 XXXX
4971 XXXX
5003 VERGERS Coriolis
5009 XXXX
5015 XXXX
5025 LEO Dave
LEO Ruth
5031 XXXX
5034 *ELLINGTON SCHOOL
5035 XXXX
6047 FELDNER Edward H

SOURCE: Los Angeles East Suburban Criss Cross Directory

STREET: 4959-5047 N Clydebank Ave, Covina, CA 91722

YEAR: 1984

INFO:
4959 XXXX
4971 XXXX
5003 VERGERS CORNELIS
5009 XXXX
5015 XXXX
5025 LEO RUTH
5031 XXXX
5034 ELLINGTON SCHOOL
5035 XXXX
5047 FELDNER EDWARD H

SOURCE: Los Angeles East Suburban Criss Cross Directory

STREET: 4959-5047 N Clydebank Ave, Covina, CA 91722

YEAR: 1978

INFO:
4959 xxxx
5003 VERGERS CORNELIS
5015 GUE CHAS
5025 LEO NORMAN
5031 BARLOWS THOS G
5034*ELLINGTON SCHOOL

SOURCE: Los Angeles East Suburban Criss Cross Directory

STREET: 4959-5047 N Clydebank Ave, Covina, CA 91722

YEAR: 1973

INFO:
4959 xxxx
5003 VERGERS CORNELIS
5015 GUE CHAS
5025 LEO NORMAN
5031 BARLOWS THOS G
5034*ELLINGTON SCHOOL

SOURCE: Covina City Directory

STREET: 4959-5047 N Clydebank Ave, Covina, CA 91722

YEAR: 1950

INFO: Street not listed.

SOURCE: Covina City Directory

STREET: 4959-5047 N Clydebank Ave, Covina, CA 91722

YEAR: 1947

INFO: Street not listed.

2020: **East Tudor St, Covina, CA**

NADINE FUKUI	16702 E Tudor St
ANTHONY DE QUATRO	16703 E Tudor St
BETTY COOK	16708 E Tudor St
THEODORE MEDINA	16714 E Tudor St

2015: **East Tudor St, Covina, CA**

NADINE FUKUI	16702 E TUDOR ST
RANDALL FUKUI	16702 E TUDOR ST
FRANK DE QUATRO	16703 E TUDOR ST
RISA DEQUATRO	16703 E TUDOR ST
BETTY COOK	16708 E TUDOR ST
DONALD COOK	16708 E TUDOR ST

2010: **East Tudor St, Covina, CA**

NADINE FUKUI	16702 E TUDOR ST
RANDALL FUKUI	16702 E TUDOR ST
FRANK DE QUATRO	16703 E TUDOR ST
RIAS DEQUATRO	16703 E TUDOR ST
FRANK DEQUATRO	16703 E TUDOR ST
BETTY COOK	16708 E TUDOR ST
DONALD COOK	16708 E TUDOR ST
NORMAN COOK	16708 E TUDOR ST

2006: **East Tudor St, Covina, CA**

Frank R De Quatro	16703 E Tudor St
Norman L Cook	16708 E Tudor St

2002: **East Tudor St, Covina, CA**

No results

1998: **East Tudor St, Covina, CA**

Frank R De Quatro	16703 E Tudor St
Norman L Cook	16708 E Tudor St

1993: **East Tudor St, Covina, CA**

SCHROEDER FLOYD R	16702 E TUDOR ST
DEQUATRO FRANK R	16703 E TUDOR ST

COOK NORMAN L 16708 E TUDOR ST

SOURCE: Eastern San Gabriel Valley Criss Cross Directory

STREET: East Tudor St, Covina, CA

YEAR: 1989

INFO:
16646 XXXX
16652 HUBERT Donald J
HUBERT Frances S
16658 HAWK David
16662 XXXX
16668 POWERS B J
16702 SCHROEDER Floyd R
16703 DEOUATRO Frank R
16708 COOK Norman L
16714 XXXX

SOURCE: Los Angeles East Suburban Criss Cross Directory

STREET: East Tudor St, Covina, CA

YEAR: 1984

INFO:
16646 OCONNELL JOS
16658 HERNANDEZ HILDA
16662 XXXX
16668 POWERS B J
16702 SCHROEDER FLOYD R
16703 XXXX
16708 COOK NORMAN L
16714 XXXX

SOURCE: Los Angeles East Suburban Criss Cross Directory

STREET: East Tudor St, Covina, CA

YEAR: 1978

INFO:
16658 BROWN JACK E
16662 JACKSON J 8
16668 POWERS B J
16702 SCHROEDER FLOYD R
16703 XXXX
16708 COOK NORMAN L
16714 PEVEHOUSE ORLAND

SOURCE: Los Angeles East Suburban Criss Cross Directory

STREET: East Tudor St, Covina, CA

YEAR: 1973

INFO:
16646 XXXX
16658 BROWN JACK E
16662 JACKSON J B
16668 POWERS BURTON 0
16702 SCHROEDER FLOYD R
16708 KIRST ROBT S
16714 PEVEHOUSE ORLAND

SOURCE: Covina City Directory

STREET: East Tudor St, Covina, CA

YEAR: 1950

INFO: Street not listed.

SOURCE: Covina City Directory

STREET: East Tudor St, Covina, CA

YEAR: 1947

INFO: Street not listed.

Appendix D

Qualifications

Glenn Burks, PhD, PE

Principal, Director of Environmental Services

Professional Registration
Chemical Engineer, California No. 5975

Education
Doctor of Philosophy, Environmental Engineering, University of California, Los Angeles

Master of Science, Environmental Engineering, University of California, Los Angeles

Bachelor of Science, Chemical Engineering, University of California San Diego

Years of Experience: 37 (1987)

Years with Group Delta: 11 (2013)

Dr. Burks has more than 37 years of diverse environmental engineering consulting experience, with an emphasis on technical and project management for site investigations, remediation, and hazardous materials handling projects. Dr. Burks has managed environmental components of large-scale construction projects and served as the technical lead on large-scale soil and groundwater remediation projects located at airports, industrial facilities, rail yards and educational facilities. Dr. Burks has consistently dedicated himself to being on the leading edge of technological advances in his field, as demonstrated by his development of state-of-the art remediation equipment for free product recovery, development and implementation of Environmental Management Information Systems, and his role as a primary author of the ASTM Standard Guide to Greener Cleanups (ASTM E2893-13). Representative experience includes:

Mark Smith

Senior Due Diligence Manager

Education
Bachelor of Science, Environmental Science, University of California, Riverside

Certifications
AHERA Asbestos Inspector
40-Hour OSHA HAZWOPER Training
Certified Technical Writer

Years of Experience: 30 (1994)

Years with Group Delta: 1 (2024)

Mr. Smith has over 30 years of experience in Phase I Environmental Site Assessments (Phase I ESA) and Real Estate Transaction Screen (RETS) reports, working with undeveloped, residential, multifamily residential, commercial, retail, fueling facilities, agricultural and industrial properties throughout the United States for a wide range of property owners, property purchasers, financial clients, attorneys, and real estate companies. Mr. Smith has held positions at several environmental consulting firms since 1994, including Recon Environmental Corporation and LandAmerica Assessment Corporation, and has completed over 2,500 environmental due diligence projects. In 2007, he started his own business as an independent environmental subcontractor and, in 2016, founded The Phase One Group, focusing on Phase I ESA reports. As a business owner, Mr. Smith provided environmental consulting, marketing, client relations, and financial tasks. Representative experience includes:

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WHERE EXPERIENCE AND PASSION MEET

To:	County of Los Angeles Department of Regional Planning, Subdivisions Section Head Department of Public Works, Traffic & Mobility Section
Prepared by:	Simon Lin, EIT Chad Karns Meghan Macias, TE
Submitted on:	8/4/2025
Site:	Alice M. Ellington School Site - 5034 N Clydebank Avenue, Covina EPD#24-130
Subject:	Vehicles Miles Traveled (VMT) Screening Analysis



This technical memorandum provides an evaluation of the proposed 104-unit residential infill project (Project) located at 5034 N Clydebank Ave, Covina, in unincorporated Los Angeles County. The purpose of this analysis is to determine whether a Vehicles Miles Traveled Analysis (VMT) would be required for the Project.

This memo evaluates the Project using the County of *Los Angeles Transportation Impact Analysis* (TIA) *Guidelines* (July 23, 2020).

Project Description

The Project site comprises of a single parcel encompassing approximately 8.55 acres. The parcel is identified as Assessor's Parcel Number 5410-028-900. The site is currently occupied by the Alice M. Ellington Elementary School. The proposed Project would demolish the existing Alice M. Ellington Elementary School and redevelop the site with a 104-unit single-family detached for-sale housing subdivision (Project) to replace the school site, which ceased operations in June 2023. The Project utilizes the Density Bonus Law to enhance project yield to facilitate provision of 16 affordable units that will be made available to qualified low-income first home buyers, and 88 market-rate units. The Project site plan is shown in Figure 1, Project Site Plan.

Proposed Project Baseline

The Project applicant is proposing to demolish the existing Alice M. Ellington Elementary School at 5034 North Clydebank Avenue and redevelop the site with 104 detached single-family residential units. Per the California Department of Education, the school began operating in 1980 and closed in 2023. Given the nature of fluctuating enrollment numbers at schools, the Project site's conditions would be most accurately reflected with a historic condition baseline that considers multiple years as opposed to a singular year, particularly with the backdrop of the global pandemic.

As illustrated in Table 1 and Appendix A, *School Enrollment Data (2017-2023)*, which depicts enrollment data published by the California Department of Education (CDE), Alice M. Ellington Elementary School has had constant fluctuating numbers since 2017 (year of earliest available school enrollment data).

Table 1: Student Enrollment for Alice M. Ellington Elementary School

School	2017	2018	2019	2020	2021	2022	2023
Alice M. Ellington Elementary School	533	501	471	441	**418**	**377**	**267**
Proposed 3-year Baseline Average					**354**		

Source: California Department of Education, 2025

Additionally, Alice M. Ellington Elementary School would have maintained an annual enrollment of 400-500 students had it continued in operation and not prepared for the anticipated closure, as evidenced by CDE's 2017-2023 enrollment data of other elementary schools in the surrounding area, all of which demonstrate stable and/or increasing enrollment, with the exception of Cypress Elementary School as shown in Appendix B. A total average of the available student enrollment data would provide the most accurate historic condition baseline, particularly with the impact of COVID 19. However, to provide a conservative reflection of the most recent condition, the Project applicant is proposing to utilize the last three years of school operation data, which reflect post pandemic declining enrollment in anticipation of the school closure for redevelopment, as a historic condition baseline. The proposed baseline of the three-year average provides a more conservative analysis than if the school remained in operation today with no plans for closure.

Per CEQA guidelines the lead agency has discretion to use a historic condition baseline if it is a more appropriate representation of the site's conditions as described below. Further, as upheld in *North County Advocates v. City of Carlsbad (2015)*, as discussed below, which gives lead agencies the tools to recognize the fluctuations themselves as the existing condition when preparing their environmental reviews.

Legal Precedence

The following court case provides justification for the use of a historic condition baseline based on past use patterns for fluctuating operations.

NORTH COUNTY ADVOCATES V. CITY OF CARLSBAD

In the case of *North County Advocates v. City of Carlsbad* (2015), a petition for writ of mandate was filed by North County Advocates (plaintiff) that challenged the City of Carlsbad's approval of a Westfield shopping mall renovation and argued that the Environmental Impact Report did not use an adequate baseline because it analyzed a former Robinsons-May building as fully occupied, despite the building being previously vacated.

In *North County Advocates* the Robinsons-May space had been fully occupied for more than 30 years up until 2006, which was consistent with the expected fluctuating occupancy of a shopping center. Therefore, the *North County Advocates* court held that the Project's traffic baseline of full occupancy for the Robinsons-May space was not merely hypothetical but was also based on the actual historical operation of the space at full occupancy. The court emphasized that relying on historical data for baseline assumptions is appropriate when that data reflects a reasonably foreseeable condition based on past use patterns. Further, the City's decision to base the traffic baseline on historical occupancy rates was also supported by substantial evidence on use levels identified by San Diego Association of Governments data. Thus, the court concluded that there was substantial evidence that supported the City's exercise of discretion in selecting a traffic baseline that assumed a fully occupied Robinsons-May building and the EIR was upheld.

CEQA Guidelines

Further, as stated in Article 9, Section 15125. *Environmental Setting*, of the CEQA guidelines, a lead agency may define existing conditions by referencing historic conditions as long as substantial evidence is provided:

a. *An EIR must include a description of the physical environmental conditions in the vicinity of the project. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to provide an understanding of the significant effects of the proposed project and its alternatives. The purpose of this requirement is to give the public and decision makers the most accurate and understandable picture practically possible of the project's likely near-term and long-term impacts.*

    1. *Generally, the lead agency should describe physical environmental conditions as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective.* ***Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence.*** *In addition, a lead agency may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record.*

    2. *A lead agency may use projected future conditions (beyond the date of project operations) baseline as the sole baseline for analysis only if it demonstrates with substantial evidence that use of existing conditions would be either misleading or without informative value to decision-makers and the public. Use of projected future conditions as the only baseline must be supported by reliable projections based on substantial evidence in the record.*

    3. *An existing conditions* ***baseline shall not include hypothetical conditions****, such as those that might be allowed, but have never actually occurred, under existing permits or plans, as the baseline.*

Therefore, for the reasons stated above, the Project has prepared the VMT Screening Analysis for the Project using the 3-year historic baseline approach. The last three years of operations include existing enrollment data from 2021 (year of full operation), 2022 (year of school closure being announced) and 2023 (final year of school, with winding down operation).

Project Trip Generation

To determine the accurate number of students, enrollment data from 2021 to 2023 was obtained from the California Department of Education School Dashboard[1]. The student enrollment numbers during this period were as follows: 418 in 2021, 377 in 2022, and 267 in 2023. Detailed information on school data from 2021 to 2023 is provided in Appendix A. Based on this 3-year period, the average student enrollment was 354 students, which was used for the trip generation analysis.

The proposed Project would include 88 single-family detached units and 16 affordable units.

The Project trip generation was calculated using trip rates from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021)*. The existing and proposed uses were analyzed using Single-Family Detached Housing trip rate (ITE Land Use Code 210), Affordable Housing Dwelling Units (Income Limits) trip rate (ITE Land Use Code 223), and Elementary School trip rate (ITE Land Use Code 520).

Table 2 presents the trip generation estimation for both the existing use and the proposed Project. As shown in Table 2, the existing use is estimated to generate a total of 804 daily passenger vehicle trips, with 262

[1] https://www.caschooldashboard.org/reports/19642796011217/2017

trips during the AM peak hour and 57 trips during the PM peak hour. The proposed Project is estimated to generate a total of 907 daily passenger vehicle trips, with 68 trips during the AM peak hour and 90 trips during the PM peak hour.

Considering both the existing use and the proposed Project, the Project would result in net 103 daily passenger vehicle trips, with net fewer 194 AM peak hour trips, and net 33 PM peak hour trips.

Table 2: Project Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use		**Units**	**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
210 Single-Family Detached Housing[1]		Dwelling Units	9.43	0.18	0.52	0.70	0.59	0.35	0.94
520 Elementary School[2]		Students	2.27	0.40	0.34	0.74	0.07	0.09	0.16
223 Affordable Housing[3]		Dwelling Units (Income Limits)	4.81	0.10	0.26	0.36	0.27	0.19	0.46
Project Trip Generation									
Existing Project Trip Generation									
2 Elementary School[2]	354	Students	804	141	121	262	26	31	57
Proposed Project Trip Generation									
1 Single-Family Detached Housing[1]	88	Dwelling Units	830	16	46	62	52	31	83
3 Affordable Housing[3]	16	Dwelling Units (Income Limits)	77	2	4	6	4	3	7
Total Existing Trip Generation			**804**	**141**	**121**	**262**	**26**	**31**	**57**
Total Project Trip Generation			**907**	**18**	**50**	**68**	**56**	**34**	**90**
Total Net New Trip Generation			103	-123	-71	-194	30	3	33

[1]Institute of Transportation Engineers, Trip Generation Manual, 11th Edition, 2021. Land Use Code 210 - Single-Family Detached Housing (Average Rate)

[2]Institute of Transportation Engineers, Trip Generation Manual, 11th Edition, 2021. Land Use Code 520 - Elementary School (Average Rate)

[3]Institute of Transportation Engineers, Trip Generation Manual, 11th Edition, 2021. Land Use Code 223 - Affordable Housing (Average Rate)

Vehicle Miles Traveled Screening

Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts, aiming to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. In response, Section 15064.3 - Determining the Significance of Transportation Impacts, was added to the CEQA Guidelines which states that VMT is the most appropriate measure of transportation impacts and shall apply statewide beginning on July 1, 2020.

The County of Los Angeles County of Los AngelesTIA Guidelines, *Section 3.1.2 – Screening Criteria,* provides VMT screening thresholds to identify projects that would be considered to have a less-than significant impact on VMT and therefore could be screened from further analysis. If a project meets one of the following criteria, then the VMT impact of the proposed Project would be considered less-than significant and no further analysis of VMT would be required:

1. *Non-Retail Project Trip Generation Screening Criteria (Section 3.1.2.1)*
2. *Retail Project Site Plan Screening Criteria (Section 3.1.2.2)*
3. *Proximity to Transit Based Screening Criteria (Section 3.1.2.3)*
4. *Residential Land Use-Based Screening Criteria (Section 3.1.2.4)*

The applicability of each criterion to the project is discussed below.

Screening Criteria 1 – Non-Retail Project Trip Generation Screening Criteria: As outlined in the County of Los Angeles TIA Guidelines, Section 3.1.2.1 – *Non-Retail Project Trip Generation Screening Criteria*:

"If the answer is no to the question below, further analysis is not required, and a less than significant determination can be made.

- *Does the development project generate a net increase of 110 or more daily passenger vehicle trips?*

A project's daily vehicle trip generation should be estimated using the most recent edition of the ITE Trip Generation Manual. If the project proposed land use is not listed in the ITE Trip Generation Manual, please submit a trip generation study to Public Works for review and approval."

As shown in Table 2, the proposed Project would generate 103 net daily passenger vehicle trips. Since the net increase in daily trips is fewer than the County's threshold of 110 daily trips, the Project satisfies Screening Criteria 1. Therefore, the Project can be presumed to have a less-than-significant impact on VMT, and further analysis would not be required.

Screening Criteria 2 – Retail Project Site Plan Screening Criteria: As outlined in the County of Los Angeles TIA Guidelines, Section 3.1.2.2, a project that includes local-serving retail is assumed to have less-than-significant VMT impacts for the retail portion of the project:

"*If the answer to the following question is no, a less than significant determination can be made for the portion of the project that contains retail uses.*

- *Does the project contain retail uses that exceed 50,000 square feet of gross floor area?*"

The proposed Project is a residential development and is not considered a retail use. Therefore, Screening Criteria 2 is not satisfied.

Screening Criteria 3 – *Proximity to Transit Based Screening Criteria:*[2] As outlined in the County of Los Angeles TIA Guidelines, Section 3.1.2.3, a project would satisfy Criteria 3 if the following condition is met:

"*If a project is located near a major transit stop or high-quality transit corridor, the following question should be considered:*

- *Is the project located within a one-half mile radius of a major transit stop or an existing stop along a high-quality transit corridor?*

If the answer to the question above is yes, then the following subsequent questions should be considered:

- *Does the project have a Floor Area Ratio less than 0.75?*
- *Does the project provide more parking than required by the County Code?*
- *Is the project inconsistent with the SCAG RTP/SCS?*
- *Does the project replace residential units set aside for lower income households with a smaller number of market-rate residential units?*

If the answer to all four questions is no, further analysis is not required, and a less than significant determination can be made."

As shown in Figure 2, *SCAG High Quality Transit Areas (HQTA),* the Project site is located in a SCAG high-quality transit corridor and within a Transit Priority Area (TPA). However, as shown in Table 3, the answer to the subsequent questions for the TPA indicates that the Project does not meet all required conditions. The Project's Floor Area Ratio (FAR) is 0.61, which is below the required threshold. The proposed Project does not provide more parking than required by the County code. The Project is consistent with the SCAG RTP/SCS. Additionally, the Project does not replace residential units designated for lower-income households with a smaller number of market-rate units. As the project has a FAR less than 0.75, the proposed Project does not satisfy Screening Criteria 3.

[2] A TPA is defined as a half-mile area around an existing major transit stop or an existing stop along a high-quality transit corridor per the definitions below:

AB 2553 - The bill would define a major transit stop for these purposes to mean a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, the intersection of 2 or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods, or other major transit stops that are included in the applicable regional transportation plan.

Screening Criteria 4 – Residential Land Use-Based Screening Criteria: As outlined in the County of Los Angeles TIA Guidelines, Section 3.1.2.4, certain projects that further the State's affordable housing goals are presumed to have a less-than-significant impact on VMT:

"*If the project requires a discretionary action and the answer is yes to the question below, further analysis is not required, and a less than significant determination can be made.*

- *Are 100% of the units, excluding manager's units, set aside for lower-income households?*"

The proposed Project includes the following unit distribution:

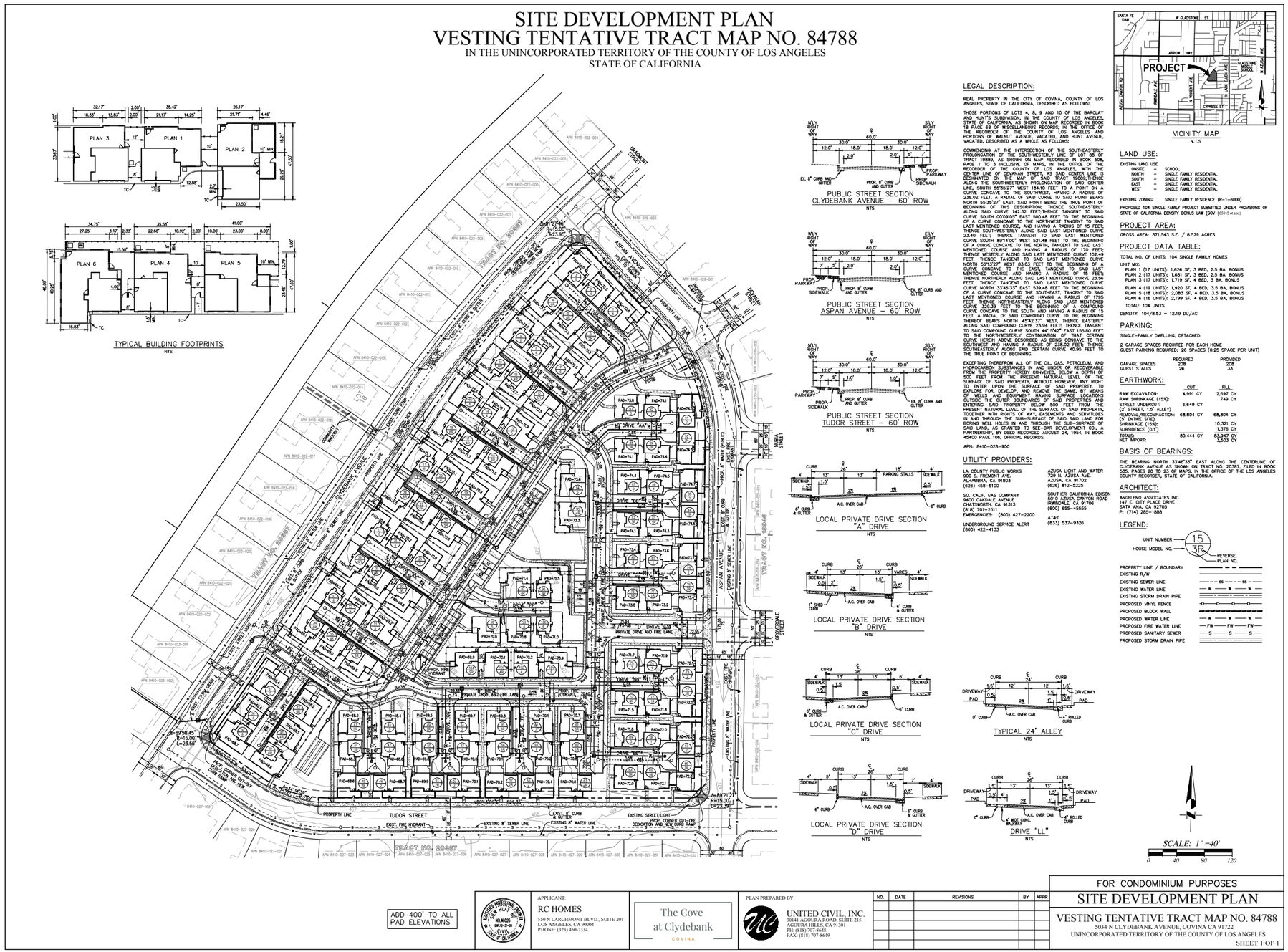
- 88 market-rate dwelling units, comprise 84.6% of the total units,
- 16 affordable (low-income) dwelling units, comprise 15.4% of the total units,

Overall, 15.4% of the units are classified as affordable. However, the proposed Project does not satisfy the requirements of Screening Criteria 4, as it does not meet the condition of being 100% affordable. Consequently, Screening Criteria 4 is not satisfied.

Summary

The proposed Project was evaluated in accordance with the County of Los Angeles TIA Guidelines to determine whether it would require a VMT analysis. The four screening criteria identified by the guidelines were analyzed. The Project satisfies Screening Criteria 1, as it would generate 103 net daily passenger trips, which is below the County's threshold of 110 net daily passenger trips. However, it does not satisfy Screening Criteria 2, as it is a residential development and not a retail use. Similarly, it does not meet Screening Criteria 3, as the Project, despite being located within a TPA, as it does not satisfy the subsequent criteria outlined under this screening criterion. Additionally, the proposed Project does not meet Screening Criteria 4, as it includes affordable housing but does not meet the 100% affordable requirement. Since the Project satisfies Criteria 1, it meets the County's VMT screening criteria, and is presumed to have a less-than-significant VMT impact. Therefore, no further VMT analysis is required for the Project.

Figure 1: Project Site Plan



Source: United Civil, Inc

Figure 2: SCAG High Quality Transit Areas (HQTA)

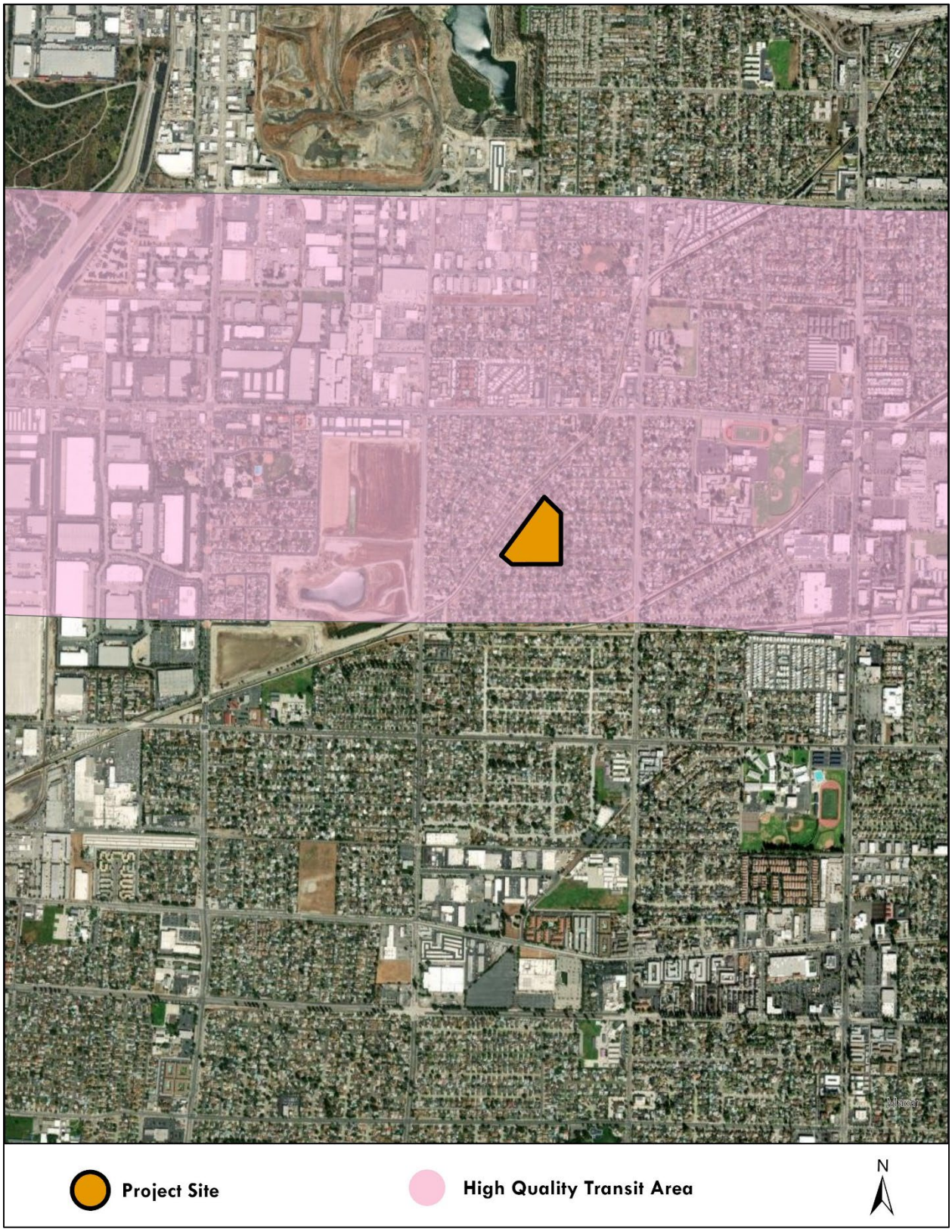


Table 3: Screening Criteria 3 – Subsequent TPA Questions

Subsequent TPA Questions	Yes/No
1. Does the project have a Floor Area Ratio less than 0.75?	Yes
2. Does the project provide more parking than required by the County Code?	No
3. Is the project inconsistent with the SCAG RTP/SCS?	No
4. Does the project replace residential units set aside for lower income households with a smaller number of market-rate residential units?	No

APPENDIX A – SCHOOL ENROLLMENT DATA FOR ALICE M. ELLINGTON ELEMENTARY (2017-2023)

SCHOOL PERFORMANCE OVERVIEW

Alice M. Ellington Elementary

Explore the performance of Alice M. Ellington Elementary under California's Accountability System.

Generate PDF Report | View All Schools | View Additional Reports

2017

Suspension Rate



Red

English Learner Progress



Orange

English Language Arts



Orange

Mathematics



Yellow

School Details

NAME
Alice M. Ellington Elementary

ADDRESS
5034 North Clydebank
Covina, CA 91722-1115

WEBSITE
N/A

GRADES SERVED
K-8

ALICE M. ELLINGTON ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

533

View More Information →

Socioeconomically Disadvantaged

74.7%

LEARN MORE

English Learners

22.3%

LEARN MORE

Foster Youth

0.8%

ALICE M. ELLINGTON ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

48.1 points below standard

Maintained -2.8 Points

EQUITY REPORT

Number of Student Groups in Each Color

1	3	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

48.5 points below standard

Increased 9.5 Points ↑

EQUITY REPORT

Number of Student Groups in Each Color

1	1	2	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Orange

61.8% making progress

Declined 1.9%

EQUITY REPORT

Number of Student Groups in Each Color

0	1	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details

ALICE M. ELLINGTON ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Red

5.2% suspended at least once

Increased 3.6%

EQUITY REPORT

Number of Student Groups in Each Color

4	1	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details



Questions or comments?

Email Us

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SCHOOL PERFORMANCE OVERVIEW

Alice M. Ellington Elementary

Explore the performance of Alice M. Ellington Elementary under California's Accountability System.

Generate PDF Report | View All Schools | View Additional Reports

2018

Chronic Absenteeism



Green

Suspension Rate



Blue

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Yellow

School Details

NAME
Alice M. Ellington Elementary

ADDRESS
5034 North Clydebank
Covina, CA 91722-1115

WEBSITE
N/A

GRADES SERVED
K-8

ALICE M. ELLINGTON ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

501

View More Information →

Socioeconomically Disadvantaged

76.6%

LEARN MORE

English Learners

19%

LEARN MORE

Foster Youth

0%

ALICE M. ELLINGTON ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

33.3 points below standard

Increased 14.8 Points ⊕

EQUITY REPORT

Number of Student Groups in Each Color

0	1	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

34.1 points below standard

Increased 14.3 Points ⊕

EQUITY REPORT

Number of Student Groups in Each Color

0	1	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

English Language Proficiency Assessments for California Results

Level 4 - Well Developed
31%

Level 3 - Moderately Developed
41%

Level 2 - Somewhat Developed
14%

Level 1 - Beginning Stage
14%

View More Details →

ALICE M. ELLINGTON ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Green

5.9% chronically absent

Declined 2.5%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	3	1
Red	Orange	Yellow	Green	Blue

View More Details →

ALICE M. ELLINGTON ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.9% suspended at least once

Declined 4.3%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	0	4
Red	Orange	Yellow	Green	Blue

View More Details

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California Department of Education

SCHOOL PERFORMANCE OVERVIEW

Alice M. Ellington Elementary

Explore the performance of Alice M. Ellington Elementary under California's Accountability System.

Generate PDF Report | View All Schools | View Additional Reports

2019

Chronic Absenteeism



Yellow

Suspension Rate



Orange

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Yellow

School Details

NAME
Alice M. Ellington Elementary

ADDRESS
5034 North Clydebank
Covina, CA 91722-1115

WEBSITE
N/A

GRADES SERVED
K-8

ALICE M. ELLINGTON ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

471

View More Information →

Socioeconomically Disadvantaged

79.6%

LEARN MORE

English Learners

18.9%

LEARN MORE

Foster Youth

0.4%

ALICE M. ELLINGTON ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

22.5 points below standard

Increased 10.9 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	1 Orange	3 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

26.9 points below standard

Increased 7.2 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	1 Orange	3 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

47.1% making progress towards English language proficiency

Number of EL Students: 70

Progress Levels

Very High = 65% or higher
High = 55% to less than 65%
Medium = 45% to less than 55%
Low = 35% to less than 45%
Very Low = Less than 35%

View More Details →

ALICE M. ELLINGTON ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Yellow

6.1% chronically absent

Maintained 0.2%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	4	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Orange

1.7% suspended at least once

Increased 0.8%

EQUITY REPORT

Number of Student Groups in Each Color

0	3	1	0	0
Red	Orange	Yellow	Green	Blue

View More Details

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SCHOOL PERFORMANCE OVERVIEW

Alice M. Ellington Elementary

Explore the performance of Alice M. Ellington Elementary under California's Accountability System.

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2020

Due to the COVID-19 pandemic, state law has suspended the reporting of state and local indicators on the 2020 Dashboard. However, available data that would have been included in the Dashboard are reported on the Department's web site if they were determined to be valid and reliable. More information regarding 2020 accountability is available on the 2020 COVID-19 Accountability FAQs web page.

School Details

NAME
Alice M. Ellington Elementary

ADDRESS
5034 North Clydebank
Covina, CA 91722-1115

WEBSITE
N/A

GRADES SERVED
K-8

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

ALICE M. ELLINGTON ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

441

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

79.1%

LEARN MORE

English Learners

19.7%

LEARN MORE

Foster Youth

1.1%

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SCHOOL PERFORMANCE OVERVIEW

Alice M. Ellington Elementary

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2021

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School Details

NAME
Alice M. Ellington Elementary

ADDRESS
5034 North Clydebank
Covina, CA 91722-1115

WEBSITE
N/A

GRADES SERVED
K-8

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

ALICE M. ELLINGTON ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

418

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

79.7%

LEARN MORE

English Learners

16.5%

LEARN MORE

Foster Youth

1.9%

Questions or comments?

Email Us

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SCHOOL PERFORMANCE OVERVIEW

Alice M. Ellington Elementary

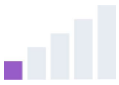
Explore the performance of Alice M. Ellington Elementary under California's Accountability System.

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2022

Due to the COVID-19 pandemic, state law allows the 2022 Dashboard to only display the most current year of data (also known as Status). For this year only, performance levels will be reported using one of five Status levels (ranging from Very High, High, Medium, Low, and Very Low) for state measures. Please note that the Status levels associated with the Chronic Absenteeism and Suspension Rate Indicators are reversed (ranging from Very Low, Low, Medium, High, and Very High). Information regarding this year's Dashboard data is available within the Dashboard Communications Toolkit.

Chronic Absenteeism



Very High

Suspension Rate



Medium

English Learner Progress



Medium

English Language Arts



Low

Mathematics



Low

School Details

NAME
Alice M. Ellington Elementary

ADDRESS
5034 North Clydebank
Covina, CA 91722-1115

WEBSITE
N/A

GRADES SERVED
K-8

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

ALICE M. ELLINGTON ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

377

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

74.8%

LEARN MORE

English Learners

18.3%

LEARN MORE

Foster Youth

2.1%

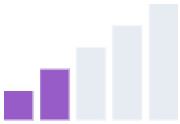
Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Low

29.6 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

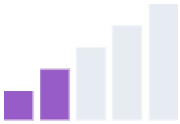
1	3	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

Mathematics

All Students | State



Low

58.6 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

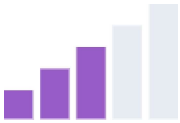
1	3	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Medium

49% making progress towards English language proficiency

View More Details →

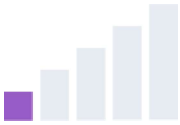
Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Very High

26.1% chronically absent

EQUITY REPORT

Number of Student Groups in Each Level

4	0	0	0	0
Very High	High	Medium	Low	Very Low

View More Details →

ALICE M. ELLINGTON ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Medium

2% suspended at least one day

EQUITY REPORT

Number of Student Groups in Each Level

1	0	3	0	0
Very High	High	Medium	Low	Very Low

View More Details →

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Alice M. Ellington Elementary

Explore the performance of Alice M. Ellington Elementary under California's Accountability System.

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2023

Chronic Absenteeism



Yellow

Suspension Rate



Orange

English Learner Progress



Green

English Language Arts



Orange

Mathematics



Yellow

School Details

NAME
Alice M. Ellington Elementary

ADDRESS
5034 North Clydebank
Covina, CA 91722-1115

WEBSITE
N/A

GRADES SERVED
K-8

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

267

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

85%

LEARN MORE

English Learners

12%

LEARN MORE

Foster Youth

1.5%

ALICE M. ELLINGTON ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

33.7 points below standard

Declined 4.2 Points

EQUITY REPORT

Number of Student Groups in Each Level

0	4	0	0	0
Red	Orange	Yellow	Green	Blue

LEARN MORE

Mathematics

All Students | State



Yellow

54.4 points below standard

Increased 4.2 Points

EQUITY REPORT

Number of Student Groups in Each Level

0	0	4	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Green

56.3% making progress

Increased 7.3%

View More Details →

ALICE M. ELLINGTON ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Yellow

19.9% chronically absent

Declined 6.1%

EQUITY REPORT

Number of Student Groups in Each Level

0	1	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

ALICE M. ELLINGTON ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Orange

3.9% suspended at least one day

Increased 2%

EQUITY REPORT

Number of Student Groups in Each Level

1	2	1	0	0
Red	Orange	Yellow	Green	Blue

View More Details

Questions or comments?

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APPENDIX B – SCHOOL ENROLLMENT DATA FOR ELEMENTARY SCHOOLS IN THE SURROUNDING AREA (2017-2023)

Table B-1: Student Enrollment for Elementary Schools in proximity to Alice M. Ellington Elementary School

School	2017	2018	2019	2020	2021	2022	2023
Valleydale Elementary School	284	263	280	459	484	469	531
Merwin Elementary School	390	536	482	441	411	382	410
Murray Elementary School	466	457	433	451	505	493	464
Cypress Elementary School	673	714	701	672	612	568	564
Manzanita Elementary School	252	299	371	418	426	437	442
Average Annual Enrollment	**413**	**453**	**453**	**488**	**487**	**469**	**482**

Source: California Department of Education, 2025

Table B-1 Summary: The California Department of Education's 2017-2023 enrollment data demonstrates stable and/or increasing enrollment at the elementary schools in the surrounding proximity to Alice M. Ellington Elementary School, with the exception of Cypress Elementary School. The average annual enrollment over the course of seven years ranged between 400-500 students for the five elementary schools in proximity.

SCHOOL PERFORMANCE OVERVIEW

Valleydale Elementary

Explore the performance of Valleydale Elementary under California's Accountability System.

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2017

Suspension Rate



Orange

English Learner Progress



Red

English Language Arts



Orange

Mathematics



Yellow

School Details

NAME
Valleydale Elementary

ADDRESS
700 South Lark Ellen
Azusa, CA 91702-5499

WEBSITE
N/A

GRADES SERVED
P-5

VALLEYDALE ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

284

View More Information →

Socioeconomically Disadvantaged

87.7%

LEARN MORE

English Learners

43.3%

LEARN MORE

Foster Youth

1.8%

VALLEYDALE ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

40 points below standard

Declined 8.3 Points

EQUITY REPORT

Number of Student Groups in Each Color

0	3	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

33.1 points below standard

Increased 13.8 Points

EQUITY REPORT

Number of Student Groups in Each Color

0	0	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Red

59.5% making progress

Declined 17.7%

EQUITY REPORT

Number of Student Groups in Each Color

1	0	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details

VALLEYDALE ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Orange

2.3% suspended at least once

Increased 2%

EQUITY REPORT

Number of Student Groups in Each Color

0	3	1	0	0
Red	Orange	Yellow	Green	Blue

View More Details



Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Valleydale Elementary

Explore the performance of Valleydale Elementary under California's Accountability System.

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2018

Chronic Absenteeism



Orange

Suspension Rate



Blue

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Yellow

School Details

NAME
Valleydale Elementary

ADDRESS
700 South Lark Ellen
Azusa, CA 91702-5499

WEBSITE
N/A

GRADES SERVED
P-5

VALLEYDALE ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

263

View More Information →

Socioeconomically Disadvantaged

90.9%

LEARN MORE

English Learners

43%

LEARN MORE

Foster Youth

0.4%

VALLEYDALE ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

35.2 points below standard

Increased 4.7 Points ↑

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	3 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

26.3 points below standard

Increased 6.7 Points ↑

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	3 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

English Language Proficiency Assessments for California Results

Level 4 - Well Developed
26%

Level 3 - Moderately Developed
37.5%

Level 2 - Somewhat Developed
25%

Level 1 - Beginning Stage
11.5%

View More Details →

VALLEYDALE ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Orange

7.9% chronically absent

Increased 1.4% ↑

EQUITY REPORT

Number of Student Groups in Each Color

0	4	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

VALLEYDALE ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.7% suspended at least once

Declined 1.6%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	1	3
Red	Orange	Yellow	Green	Blue

View More Details →

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SCHOOL PERFORMANCE OVERVIEW

Valleydale Elementary

Explore the performance of Valleydale Elementary under California's Accountability System.

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2019

Chronic Absenteeism



Orange

Suspension Rate



Blue

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Orange

School Details

NAME
Valleydale Elementary

ADDRESS
700 South Lark Ellen
Azusa, CA 91702-5499

WEBSITE
N/A

GRADES SERVED
P-5

VALLEYDALE ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

280

View More Information →

Socioeconomically Disadvantaged

90.4%

LEARN MORE

English Learners

38.6%

LEARN MORE

Foster Youth

0.4%

VALLEYDALE ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

26.6 points below standard

Increased 8.6 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	1 Orange	2 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Orange

30.5 points below standard

Declined 4.2 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	3 Orange	0 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

41.7% making progress towards English language proficiency

Number of EL Students: 72

Progress Levels

Very High = 65% or higher
High = 55% to less than 65%
Medium = 45% to less than 55%
Low = 35% to less than 45%
Very Low = Less than 35%

View More Details →

VALLEYDALE ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Orange

10.6% chronically absent

Increased 2.7% ↑

EQUITY REPORT

Number of Student Groups in Each Color

0	4	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

VALLEYDALE ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.3% suspended at least once

Declined 0.4%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	1	3
Red	Orange	Yellow	Green	Blue

View More Details

Questions or comments?

Email Us

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SCHOOL PERFORMANCE OVERVIEW

Valleydale Elementary

Explore the performance of Valleydale Elementary under California's Accountability System.

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2020

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School Details

NAME
Valleydale Elementary

ADDRESS
700 South Lark Ellen
Azusa, CA 91702-5499

WEBSITE
N/A

GRADES SERVED
P-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

VALLEYDALE ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

459

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

90.8%

LEARN MORE

English Learners

36.6%

LEARN MORE

Foster Youth

0.7%

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SCHOOL PERFORMANCE OVERVIEW

Valleydale Elementary

Explore the performance of Valleydale Elementary under California's Accountability System.

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2021

Due to the COVID-19 pandemic, state law has suspended the reporting of state indicators on the 2021 Dashboard. However, available data that would have been included in the Dashboard are reported on the Department's web site if they were determined to be valid and reliable. Information regarding the reporting status of data is available at COVID-19 and Data Reporting and the COVID-19 Accountability FAQs.

School Details

NAME
Valleydale Elementary

ADDRESS
700 South Lark Ellen
Azusa, CA 91702-5499

WEBSITE
N/A

GRADES SERVED
P-6

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

VALLEYDALE ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

484

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

89.5%

LEARN MORE

English Learners

35.3%

LEARN MORE

Foster Youth

0.8%

Questions or comments?

Email Us

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SCHOOL PERFORMANCE OVERVIEW

Valleydale Elementary

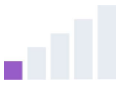
Explore the performance of Valleydale Elementary under California's Accountability System.

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2022

Due to the COVID-19 pandemic, state law allows the 2022 Dashboard to only display the most current year of data (also known as Status). For this year only, performance levels will be reported using one of five Status levels (ranging from Very High, High, Medium, Low, and Very Low) for state measures. Please note that the Status levels associated with the Chronic Absenteeism and Suspension Rate Indicators are reversed (ranging from Very Low, Low, Medium, High, and Very High). Information regarding this year's Dashboard data is available within the Dashboard Communications Toolkit.

Chronic Absenteeism



Very High

Suspension Rate



Low

English Learner Progress



Medium

English Language Arts



Low

Mathematics



Low

School Details

NAME
Valleydale Elementary

ADDRESS
700 South Lark Ellen
Azusa, CA 91702-5499

WEBSITE
N/A

GRADES SERVED
P-6

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

VALLEYDALE ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

469

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

77.4%

LEARN MORE

English Learners

37.3%

LEARN MORE

Foster Youth

0.9%

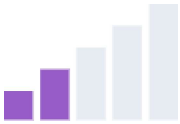
Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Low

57.5 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

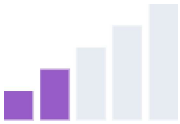
2	2	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

Mathematics

All Students | State



Low

87.5 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

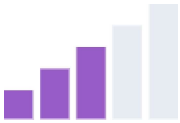
2	2	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Medium

46.5% making progress towards English language proficiency

View More Details →

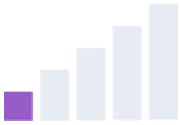
Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Very High

51.1% chronically absent

EQUITY REPORT

Number of Student Groups in Each Level

4	0	0	0	0
Very High	High	Medium	Low	Very Low

View More Details →

VALLEYDALE ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Low

1% suspended at least one day

EQUITY REPORT

Number of Student Groups in Each Level

0	0	1	2	1
Very High	High	Medium	Low	Very Low

View More Details →



Questions or comments?

Email Us

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SCHOOL PERFORMANCE OVERVIEW

Valleydale Elementary

Explore the performance of Valleydale Elementary under California's Accountability System.

Generate PDF Report | View All Schools | View Additional Reports

2023

Chronic Absenteeism



Yellow

Suspension Rate



Yellow

English Learner Progress



Green

English Language Arts



Orange

Mathematics



Yellow

School Details

NAME
Valleydale Elementary

ADDRESS
700 South Lark Ellen
Azusa, CA 91702-5499

WEBSITE
N/A

GRADES SERVED
P-6

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

531

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

86.3%

LEARN MORE

English Learners

36.7%

LEARN MORE

Foster Youth

0.6%

VALLEYDALE ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

64.8 points below standard

Declined 7.3 Points

EQUITY REPORT

Number of Student Groups in Each Level

2	2	0	0	0
Red	Orange	Yellow	Green	Blue

LEARN MORE

Mathematics

All Students | State



Yellow

77.1 points below standard

Increased 10.4 Points

EQUITY REPORT

Number of Student Groups in Each Level

0	1	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Green

49.2% making progress

Increased 2.8%

View More Details →

VALLEYDALE ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Yellow

37.2% chronically absent

Declined 13.9%

EQUITY REPORT

Number of Student Groups in Each Level

0	1	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

VALLEYDALE ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Yellow

1.1% suspended at least one day

Maintained 0.1%

EQUITY REPORT

Number of Student Groups in Each Level

0	1	0	3	0
Red	Orange	Yellow	Green	Blue

View More Details →

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SCHOOL PERFORMANCE OVERVIEW

Merwin Elementary

Explore the performance of Merwin Elementary under California's Accountability System.

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2017

Suspension Rate



Orange

English Learner Progress



Blue

English Language Arts



Yellow

Mathematics



Green

School Details

NAME
Merwin Elementary

ADDRESS
16125 Cypress
Covina, CA 91722-2236

WEBSITE
http://merwin.c-vusd.org

GRADES SERVED
K-5

MERWIN ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

390

View More Information →

Socioeconomically Disadvantaged

77.9%

LEARN MORE

English Learners

25.4%

LEARN MORE

Foster Youth

0.8%

MERWIN ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

16 points below standard

Increased 4.8 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

1	2	1	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Green

23.8 points below standard

Increased 16.2 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

0	1	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Blue

78.1% making progress

Increased 12.8%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	0	1
Red	Orange	Yellow	Green	Blue

View More Details

MERWIN ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Orange

2.6% suspended at least once

Increased 0.7%

EQUITY REPORT

Number of Student Groups in Each Color

1	4	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details



Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Merwin Elementary

Explore the performance of Merwin Elementary under California's Accountability System.

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2018

Chronic Absenteeism



Orange

Suspension Rate



Green

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Yellow

School Details

NAME
Merwin Elementary

ADDRESS
16125 Cypress
Covina, CA 91722-2236

WEBSITE
http://merwin.c-vusd.org

GRADES SERVED
K-5

MERWIN ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

536

View More Information →

Socioeconomically Disadvantaged

79.9%

LEARN MORE

English Learners

22.8%

LEARN MORE

Foster Youth

1.1%

MERWIN ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

11.8 points below standard

Increased 4.2 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

1 Red	1 Orange	2 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

22.8 points below standard

Maintained 1 Points

EQUITY REPORT

Number of Student Groups in Each Color

1 Red	2 Orange	0 Yellow	1 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

English Language Proficiency Assessments for California Results

Level 4 - Well Developed
44.1%

Level 3 - Moderately Developed
26.5%

Level 2 - Somewhat Developed
22.5%

Level 1 - Beginning Stage
6.9%

View More Details →

MERWIN ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Orange

5.3% chronically absent

Increased 2.7% ↑

EQUITY REPORT

Number of Student Groups in Each Color

0	3	2	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

MERWIN ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Green

1.6% suspended at least once

Declined 1%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	3	2
Red	Orange	Yellow	Green	Blue

View More Details →

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Merwin Elementary

Explore the performance of Merwin Elementary under California's Accountability System.

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2019

Chronic Absenteeism



Orange

Suspension Rate



Blue

English Learner Progress



No Performance Color

English Language Arts



Blue

Mathematics



Blue

School Details

NAME
Merwin Elementary

ADDRESS
16125 Cypress
Covina, CA 91722-2236

WEBSITE
http://merwin.c-vusd.org

GRADES SERVED
K-5

MERWIN ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

482

View More Information →

Socioeconomically Disadvantaged

81.3%

LEARN MORE

English Learners

22.4%

LEARN MORE

Foster Youth

0.8%

MERWIN ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Blue

11.5 points above standard

Increased 23.5 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	1 Orange	0 Yellow	3 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Blue

1 points above standard

Increased 23.7 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	1 Yellow	3 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

25.5% making progress towards English language proficiency

Number of EL Students: 51

Progress Levels

Very High = 65% or higher
High = 55% to less than 65%
Medium = 45% to less than 55%
Low = 35% to less than 45%
Very Low = Less than 35%

View More Details →

MERWIN ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Orange

6.8% chronically absent

Increased 1.5% ↑

EQUITY REPORT

Number of Student Groups in Each Color

0	3	2	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

MERWIN ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0% suspended at least once

Declined 1.6%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	0	5
Red	Orange	Yellow	Green	Blue

View More Details

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SCHOOL PERFORMANCE OVERVIEW

Merwin Elementary

Explore the performance of Merwin Elementary under California's Accountability System.

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2020

Due to the COVID-19 pandemic, state law has suspended the reporting of state and local indicators on the 2020 Dashboard. However, available data that would have been included in the Dashboard are reported on the Department's web site if they were determined to be valid and reliable. More information regarding 2020 accountability is available on the 2020 COVID-19 Accountability FAQs web page.

School Details

NAME
Merwin Elementary

ADDRESS
16125 Cypress
Covina, CA 91722-2236

WEBSITE
http://merwin.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

MERWIN ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

441

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

82.1%

LEARN MORE

English Learners

18.6%

LEARN MORE

Foster Youth

0.7%

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SCHOOL PERFORMANCE OVERVIEW

Merwin Elementary

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2021

Due to the COVID-19 pandemic, state law has suspended the reporting of state indicators on the 2021 Dashboard. However, available data that would have been included in the Dashboard are reported on the Department's web site if they were determined to be valid and reliable. Information regarding the reporting status of data is available at COVID-19 and Data Reporting and the COVID-19 Accountability FAQs.

School Details

NAME
Merwin Elementary

ADDRESS
16125 Cypress Street
Covina, CA 91722-2236

WEBSITE
http://merwin.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

MERWIN ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

411

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

78.8%

LEARN MORE

English Learners

15.8%

LEARN MORE

Foster Youth

0.7%

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Merwin Elementary

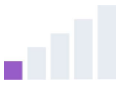
Explore the performance of Merwin Elementary under California's Accountability System.

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2022

Due to the COVID-19 pandemic, state law allows the 2022 Dashboard to only display the most current year of data (also known as Status). For this year only, performance levels will be reported using one of five Status levels (ranging from Very High, High, Medium, Low, and Very Low) for state measures. Please note that the Status levels associated with the Chronic Absenteeism and Suspension Rate Indicators are reversed (ranging from Very Low, Low, Medium, High, and Very High). Information regarding this year's Dashboard data is available within the Dashboard Communications Toolkit.

Chronic Absenteeism



Very High

Suspension Rate



Very Low

English Learner Progress



Low

English Language Arts



Low

Mathematics



Low

School Details

NAME
Merwin Elementary

ADDRESS
16125 Cypress Street
Covina, CA 91722-2236

WEBSITE
http://merwin.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

MERWIN ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

382

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

83.8%

LEARN MORE

English Learners

17.5%

LEARN MORE

Foster Youth

1%

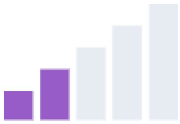
Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Low

5.5 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

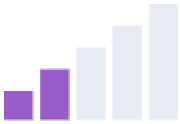
0	3	1	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

Mathematics

All Students | State



Low

35.9 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

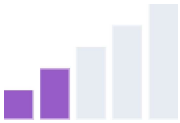
1	3	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Low

42.2% making progress towards English language proficiency

View More Details →

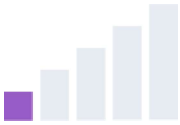
Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Very High

23.7% chronically absent

EQUITY REPORT

Number of Student Groups in Each Level

4	0	0	0	0
Very High	High	Medium	Low	Very Low

View More Details →

MERWIN ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Very Low

0.2% suspended at least one day

EQUITY REPORT

Number of Student Groups in Each Level

0	0	1	0	3
Very High	High	Medium	Low	Very Low

View More Details →



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SCHOOL PERFORMANCE OVERVIEW

Merwin Elementary

Explore the performance of Merwin Elementary under California's Accountability System.

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2023

Chronic Absenteeism



Yellow

Suspension Rate



Blue

English Learner Progress



Red

English Language Arts



Orange

Mathematics



Yellow

School Details

NAME
Merwin Elementary

ADDRESS
16125 Cypress Street
Covina, CA 91722-2236

WEBSITE
http://merwin.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

410

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

79%

LEARN MORE

English Learners

16.1%

LEARN MORE

Foster Youth

2.2%

MERWIN ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

11.4 points below standard

Declined 5.8 Points

EQUITY REPORT

Number of Student Groups in Each Level

1	3	0	0	0
Red	Orange	Yellow	Green	Blue

LEARN MORE

Mathematics

All Students | State



Yellow

25.1 points below standard

Increased 10.8 Points

EQUITY REPORT

Number of Student Groups in Each Level

1	0	2	1	0
Red	Orange	Yellow	Green	Blue

View More Details →

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Red

34.1% making progress

Declined 8.1%

View More Details →

MERWIN ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Yellow

17.6% chronically absent

Declined 6.1%

EQUITY REPORT

Number of Student Groups in Each Level

1	0	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

MERWIN ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0% suspended at least one day

Maintained -0.2%

EQUITY REPORT

Number of Student Groups in Each Level

0	0	0	0	4
Red	Orange	Yellow	Green	Blue

View More Details →

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SCHOOL PERFORMANCE OVERVIEW

Clifford D. Murray Elementary

Explore the performance of Clifford D. Murray Elementary under California's Accountability System.

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2017

Suspension Rate



Blue

English Learner Progress



Red

English Language Arts



Orange

Mathematics



Yellow

School Details

NAME
Clifford D. Murray Elementary

ADDRESS
505 East Renwick Road
Azusa, CA 91702-5664

WEBSITE
N/A

GRADES SERVED
K-5

CLIFFORD D. MURRAY ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

466

View More Information →

Socioeconomically Disadvantaged

92.1%

LEARN MORE

English Learners

68%

LEARN MORE

Foster Youth

0.2%

CLIFFORD D. MURRAY ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

35.5 points below standard

Declined 9 Points

EQUITY REPORT

Number of Student Groups in Each Color

0	3	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

21.4 points below standard

Maintained 2.9 Points

EQUITY REPORT

Number of Student Groups in Each Color

0	1	1	1	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Red

57.2% making progress

Maintained -0.5%

EQUITY REPORT

Number of Student Groups in Each Color

1	0	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

CLIFFORD D. MURRAY ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.2% suspended at least once

Maintained 0.2%

EQUITY REPORT

Number of Student Groups in Each Color

0	1	0	1	3
Red	Orange	Yellow	Green	Blue

View More Details →



Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Clifford D. Murray Elementary

Explore the performance of Clifford D. Murray Elementary under California's Accountability System.

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2018

Chronic Absenteeism



Yellow

Suspension Rate



Blue

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Yellow

School Details

NAME
Clifford D. Murray Elementary

ADDRESS
505 East Renwick Road
Azusa, CA 91702-5664

WEBSITE
N/A

GRADES SERVED
K-5

CLIFFORD D. MURRAY ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

457

View More Information →

Socioeconomically Disadvantaged

93.2%

LEARN MORE

English Learners

61.9%

LEARN MORE

Foster Youth

0.9%

CLIFFORD D. MURRAY ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

22.5 points below standard

Increased 13.1 Points ⊕

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	3 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

20.8 points below standard

Maintained 0.6 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	1 Orange	2 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

English Language Proficiency Assessments for California Results

Level 4 - Well Developed
36.4%

Level 3 - Moderately Developed
31.1%

Level 2 - Somewhat Developed
23.3%

Level 1 - Beginning Stage
9.2%

View More Details →

CLIFFORD D. MURRAY ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Yellow

10% chronically absent

Maintained -0.2%

EQUITY REPORT

Number of Student Groups in Each Color

0	1	2	1	0
Red	Orange	Yellow	Green	Blue

View More Details →

CLIFFORD D. MURRAY ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.4% suspended at least once

Maintained 0.2%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	1	0	3
Red	Orange	Yellow	Green	Blue

View More Details →

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SCHOOL PERFORMANCE OVERVIEW

Clifford D. Murray Elementary

Explore the performance of Clifford D. Murray Elementary under California's Accountability System.

Generate PDF Report | View All Schools | View Additional Reports

2019

Chronic Absenteeism



Green

Suspension Rate



Blue

English Learner Progress



No Performance Color

English Language Arts



Orange

Mathematics



Orange

School Details

NAME
Clifford D. Murray Elementary

ADDRESS
505 East Renwick Road
Azusa, CA 91702-5664

WEBSITE
N/A

GRADES SERVED
K-5

CLIFFORD D. MURRAY ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

433

View More Information →

Socioeconomically Disadvantaged

95.6%

LEARN MORE

English Learners

64.7%

LEARN MORE

Foster Youth

0.9%

CLIFFORD D. MURRAY ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

39.1 points below standard

Declined 16.6 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	3 Orange	0 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Orange

37.5 points below standard

Declined 16.8 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	3 Orange	0 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

52.5% making progress towards English language proficiency

Number of EL Students: 177

Progress Levels

Very High = 65% or higher
High = 55% to less than 65%
Medium = 45% to less than 55%
Low = 35% to less than 45%
Very Low = Less than 35%

View More Details →

CLIFFORD D. MURRAY ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Green

7.6% chronically absent

Declined 2.4%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	1	3	0
Red	Orange	Yellow	Green	Blue

View More Details →

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.2% suspended at least once

Maintained -0.2%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	0	4
Red	Orange	Yellow	Green	Blue

View More Details →

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SCHOOL PERFORMANCE OVERVIEW

Clifford D. Murray Elementary

Explore the performance of Clifford D. Murray Elementary under California's Accountability System.

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2020

Due to the COVID-19 pandemic, state law has suspended the reporting of state and local indicators on the 2020 Dashboard. However, available data that would have been included in the Dashboard are reported on the Department's web site if they were determined to be valid and reliable. More information regarding 2020 accountability is available on the 2020 COVID-19 Accountability FAQs web page.

School Details

NAME
Clifford D. Murray Elementary

ADDRESS
505 East Renwick Road
Azusa, CA 91702-5664

WEBSITE
N/A

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

CLIFFORD D. MURRAY ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

451

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

96.2%

LEARN MORE

English Learners

49.7%

LEARN MORE

Foster Youth

0.4%

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SCHOOL PERFORMANCE OVERVIEW

Clifford D. Murray Elementary

Explore the performance of Clifford D. Murray Elementary under California's Accountability System.

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2021

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School Details

NAME
Clifford D. Murray Elementary

ADDRESS
505 East Renwick Road
Azusa, CA 91702-5664

WEBSITE
N/A

GRADES SERVED
K-6

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

CLIFFORD D. MURRAY ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

505

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

95.2%

LEARN MORE

English Learners

39.4%

LEARN MORE

Foster Youth

0.8%

Questions or comments?

Email Us

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SCHOOL PERFORMANCE OVERVIEW

Clifford D. Murray Elementary

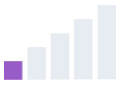
Explore the performance of Clifford D. Murray Elementary under California's Accountability System.

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2022

Due to the COVID-19 pandemic, state law allows the 2022 Dashboard to only display the most current year of data (also known as Status). For this year only, performance levels will be reported using one of five Status levels (ranging from Very High, High, Medium, Low, and Very Low) for state measures. Please note that the Status levels associated with the Chronic Absenteeism and Suspension Rate Indicators are reversed (ranging from Very Low, Low, Medium, High, and Very High). Information regarding this year's Dashboard data is available within the Dashboard Communications Toolkit.

Chronic Absenteeism



Very High

Suspension Rate



Low

English Learner Progress



Medium

English Language Arts



Low

Mathematics



Low

School Details

NAME
Clifford D. Murray Elementary

ADDRESS
505 East Renwick Road
Azusa, CA 91702-5664

WEBSITE
N/A

GRADES SERVED
K-6

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

CLIFFORD D. MURRAY ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

493

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

89%

LEARN MORE

English Learners

40.4%

LEARN MORE

Foster Youth

0.6%

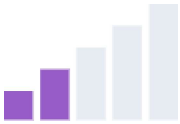
Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Low

36.2 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

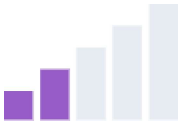
0	3	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

Mathematics

All Students | State



Low

51.1 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

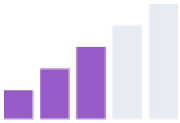
0	3	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Medium

54.8% making progress towards English language proficiency

View More Details →

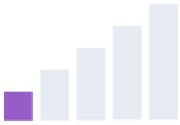
Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Very High

41.7% chronically absent

EQUITY REPORT

Number of Student Groups in Each Level

4	0	0	0	0
Very High	High	Medium	Low	Very Low

View More Details →

CLIFFORD D. MURRAY ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Low

0.6% suspended at least one day

EQUITY REPORT

Number of Student Groups in Each Level

0	0	1	3	1
Very High	High	Medium	Low	Very Low

View More Details →

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Clifford D. Murray Elementary

Explore the performance of Clifford D. Murray Elementary under California's Accountability System.

Generate PDF Report | View All Schools | View Additional Reports

2023

Chronic Absenteeism



Yellow

Suspension Rate



Red

English Learner Progress



Green

English Language Arts



Orange

Mathematics



Orange

School Details

NAME
Clifford D. Murray Elementary

ADDRESS
505 East Renwick Road
Azusa, CA 91702-5664

WEBSITE
N/A

GRADES SERVED
K-6

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

464

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

91.8%

LEARN MORE

English Learners

44.8%

LEARN MORE

Foster Youth

0.6%

CLIFFORD D. MURRAY ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

51.5 points below standard

Declined 15.3 Points

EQUITY REPORT

Number of Student Groups in Each Level

1 Red	2 Orange	0 Yellow	0 Green	0 Blue

LEARN MORE

Mathematics

All Students | State



Orange

50.4 points below standard

Maintained 0.7 Points

EQUITY REPORT

Number of Student Groups in Each Level

0 Red	3 Orange	0 Yellow	0 Green	0 Blue

View More Details →

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Green

56.9% making progress

Increased 2.2%

View More Details →

CLIFFORD D. MURRAY ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Yellow

33.7% chronically absent

Declined 8%

EQUITY REPORT

Number of Student Groups in Each Level

1	0	3	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

CLIFFORD D. MURRAY ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Red

5.6% suspended at least one day

Increased 5.1%

EQUITY REPORT

Number of Student Groups in Each Level

4	0	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

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SCHOOL PERFORMANCE OVERVIEW

Cypress Elementary

Explore the performance of Cypress Elementary under California's Accountability System.

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2017

Suspension Rate



Orange

English Learner Progress



Blue

English Language Arts



Orange

Mathematics



Orange

School Details

NAME
Cypress Elementary

ADDRESS
351 West Cypress Avenue
Covina, CA 91723-1214

WEBSITE
http://cypress.c-vusd.org

GRADES SERVED
K-5

CYPRESS ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

673

View More Information →

Socioeconomically Disadvantaged

78.2%

LEARN MORE

English Learners

15.5%

LEARN MORE

Foster Youth

1.6%

CYPRESS ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Orange

31.2 points below standard

Maintained -0.4 Points

EQUITY REPORT

Number of Student Groups in Each Color

0	4	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Orange

50.1 points below standard

Maintained -1.4 Points

EQUITY REPORT

Number of Student Groups in Each Color

0	3	1	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Blue

79.4% making progress

Increased 11.8%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	0	1
Red	Orange	Yellow	Green	Blue

View More Details

CYPRESS ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Orange

1.3% suspended at least once

Increased 0.5%

EQUITY REPORT

Number of Student Groups in Each Color

0	2	1	1	2
Red	Orange	Yellow	Green	Blue

View More Details



Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Cypress Elementary

Explore the performance of Cypress Elementary under California's Accountability System.

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2018

Chronic Absenteeism



Orange

Suspension Rate



Green

English Learner Progress



No Performance Color

English Language Arts



Green

Mathematics



Yellow

School Details

NAME
Cypress Elementary

ADDRESS
351 West Cypress Avenue
Covina, CA 91723-1214

WEBSITE
http://cypress.c-vusd.org

GRADES SERVED
K-5

CYPRESS ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

714

View More Information →

Socioeconomically Disadvantaged

81.7%

LEARN MORE

English Learners

13.9%

LEARN MORE

Foster Youth

0.4%

CYPRESS ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Green

5.5 points above standard

Increased 36.8 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	2 Yellow	2 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

29.2 points below standard

Increased 20.9 Points ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	4 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

English Language Proficiency Assessments for California Results

Level 4 - Well Developed
24.3%

Level 3 - Moderately Developed
35.9%

Level 2 - Somewhat Developed
27.2%

Level 1 - Beginning Stage
12.6%

View More Details →

CYPRESS ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Orange

14% chronically absent

Increased 2.3% ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

2	2	2	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

CYPRESS ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Green

1% suspended at least once

Maintained -0.2%

EQUITY REPORT

Number of Student Groups in Each Color

0	2	3	1	0
Red	Orange	Yellow	Green	Blue

View More Details →

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SCHOOL PERFORMANCE OVERVIEW

Cypress Elementary

Explore the performance of Cypress Elementary under California's Accountability System.

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2019

Chronic Absenteeism



Yellow

Suspension Rate



Blue

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Orange

School Details

NAME
Cypress Elementary

ADDRESS
351 West Cypress Avenue
Covina, CA 91723-1214

WEBSITE
http://cypress.c-vusd.org

GRADES SERVED
K-5

CYPRESS ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

701

View More Information →

Socioeconomically Disadvantaged

78.3%

LEARN MORE

English Learners

15.1%

LEARN MORE

Foster Youth

0.9%

CYPRESS ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

1.6 points above standard

Declined 4 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	2 Orange	2 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Orange

29.7 points below standard

Maintained -0.3 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	4 Orange	0 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

55.2% making progress towards English language proficiency

Number of EL Students: 67

Progress Levels

Very High = 65% or higher
High = 55% to less than 65%
Medium = 45% to less than 55%
Low = 35% to less than 45%
Very Low = Less than 35%

View More Details →

CYPRESS ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Yellow

13.1% chronically absent

Declined 0.9%

EQUITY REPORT

Number of Student Groups in Each Color

1	2	2	1	0
Red	Orange	Yellow	Green	Blue

View More Details →

CYPRESS ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.4% suspended at least once

Declined 0.6%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	2	4
Red	Orange	Yellow	Green	Blue

View More Details

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Cypress Elementary

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2020

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School Details

NAME
Cypress Elementary

ADDRESS
351 West Cypress Avenue
Covina, CA 91723-1214

WEBSITE
http://cypress.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

CYPRESS ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

672

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

81.3%

LEARN MORE

English Learners

15.3%

LEARN MORE

Foster Youth

0.4%

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Cypress Elementary

Explore the performance of Cypress Elementary under California's Accountability System.

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2021

Due to the COVID-19 pandemic, state law has suspended the reporting of state indicators on the 2021 Dashboard. However, available data that would have been included in the Dashboard are reported on the Department's web site if they were determined to be valid and reliable. Information regarding the reporting status of data is available at COVID-19 and Data Reporting and the COVID-19 Accountability FAQs.

School Details

NAME
Cypress Elementary

ADDRESS
351 West Cypress Avenue
Covina, CA 91723-1214

WEBSITE
http://cypress.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

CYPRESS ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

612

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

79.9%

LEARN MORE

English Learners

13.7%

LEARN MORE

Foster Youth

0.5%

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SCHOOL PERFORMANCE OVERVIEW

Cypress Elementary

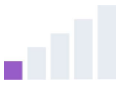
Explore the performance of Cypress Elementary under California's Accountability System.

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2022

Due to the COVID-19 pandemic, state law allows the 2022 Dashboard to only display the most current year of data (also known as Status). For this year only, performance levels will be reported using one of five Status levels (ranging from Very High, High, Medium, Low, and Very Low) for state measures. Please note that the Status levels associated with the Chronic Absenteeism and Suspension Rate Indicators are reversed (ranging from Very Low, Low, Medium, High, and Very High). Information regarding this year's Dashboard data is available within the Dashboard Communications Toolkit.

Chronic Absenteeism



Very High

Suspension Rate



Low

English Learner Progress



Low

English Language Arts



Low

Mathematics



Low

School Details

NAME
Cypress Elementary

ADDRESS
351 West Cypress Avenue
Covina, CA 91723-1214

WEBSITE
http://cypress.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

CYPRESS ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

568

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

81%

LEARN MORE

English Learners

16.2%

LEARN MORE

Foster Youth

0.7%

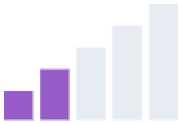
Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Low

39.9 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

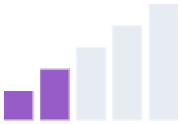
1	3	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

Mathematics

All Students | State



Low

59 points below standard

EQUITY REPORT

Number of Student Groups in Each Level

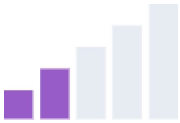
1	3	0	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Low

38.1% making progress towards English language proficiency

View More Details →

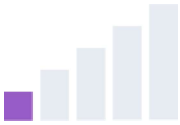
Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Very High

24.7% chronically absent

EQUITY REPORT

Number of Student Groups in Each Level

5	1	0	0	0
Very High	High	Medium	Low	Very Low

View More Details →

CYPRESS ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Low

0.6% suspended at least one day

EQUITY REPORT

Number of Student Groups in Each Level

0	0	1	3	2
Very High	High	Medium	Low	Very Low

View More Details →

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Cypress Elementary

Explore the performance of Cypress Elementary under California's Accountability System.

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2023

Chronic Absenteeism



Red

Suspension Rate



Blue

English Learner Progress



Blue

English Language Arts



Yellow

Mathematics



Yellow

School Details

NAME
Cypress Elementary

ADDRESS
351 West Cypress Avenue
Covina, CA 91723-1214

WEBSITE
http://cypress.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

564

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

73.6%

LEARN MORE

English Learners

15.1%

LEARN MORE

Foster Youth

1.2%

CYPRESS ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

18.5 points below standard

Increased 21.4 Points

EQUITY REPORT

Number of Student Groups in Each Level

0	1	3	0	0
Red	Orange	Yellow	Green	Blue

LEARN MORE

Mathematics

All Students | State



Yellow

37 points below standard

Increased 22 Points

EQUITY REPORT

Number of Student Groups in Each Level

0	0	4	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Blue

64.6% making progress

Increased 26.5% ↑

View More Details →

CYPRESS ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Red

31.5% chronically absent

Increased 6.8% ↑

EQUITY REPORT

Number of Student Groups in Each Level

5	0	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

CYPRESS ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0% suspended at least one day

Declined 0.6%

EQUITY REPORT

Number of Student Groups in Each Level

0	0	0	0	5
Red	Orange	Yellow	Green	Blue

View More Details

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Manzanita Elementary

Explore the performance of Manzanita Elementary under California's Accountability System.

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2017

Suspension Rate



Orange

English Learner Progress



Yellow

English Language Arts



Green

Mathematics



Green

School Details

NAME
Manzanita Elementary

ADDRESS
4131 North Nora Avenue
Covina, CA 91722-3821

WEBSITE
http://manzanita.c-vusd.org

GRADES SERVED
K-5

MANZANITA ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

252

View More Information →

Socioeconomically Disadvantaged

81.3%

LEARN MORE

English Learners

21%

LEARN MORE

Foster Youth

0.8%

MANZANITA ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Green

13.4 points above standard

Increased 5.9 Points ↑

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	0 Yellow	3 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Green

9.1 points below standard

Increased 6.1 Points ↑

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	1 Yellow	2 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Yellow

78.8% making progress

Declined 1.5%

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	1 Yellow	0 Green	0 Blue

View More Details

MANZANITA ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Orange

1.5% suspended at least once

Increased 0.7%

EQUITY REPORT

Number of Student Groups in Each Color

1 Red	1 Orange	0 Yellow	0 Green	2 Blue

View More Details



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SCHOOL PERFORMANCE OVERVIEW

Manzanita Elementary

Explore the performance of Manzanita Elementary under California's Accountability System.

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2018

Chronic Absenteeism



Green

Suspension Rate



Yellow

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Yellow

School Details

NAME
Manzanita Elementary

ADDRESS
4131 North Nora Avenue
Covina, CA 91722-3821

WEBSITE
http://manzanita.c-vusd.org

GRADES SERVED
K-5

MANZANITA ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

299

View More Information →

Socioeconomically Disadvantaged

74.2%

LEARN MORE

English Learners

22.1%

LEARN MORE

Foster Youth

1%

MANZANITA ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

6.5 points above standard

Declined 6.9 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	2 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

12.1 points below standard

Declined 3 Points

EQUITY REPORT

Number of Student Groups in Each Color

0 Red	0 Orange	2 Yellow	0 Green	0 Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

English Language Proficiency Assessments for California Results

Level 4 - Well Developed
26.2%

Level 3 - Moderately Developed
41%

Level 2 - Somewhat Developed
21.3%

Level 1 - Beginning Stage
11.5%

View More Details →

MANZANITA ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Green

6.3% chronically absent

Declined 4.5%

EQUITY REPORT

Number of Student Groups in Each Color

0	0	0	4	0
Red	Orange	Yellow	Green	Blue

View More Details →

MANZANITA ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Yellow

1.5% suspended at least once

Maintained 0.1%

EQUITY REPORT

Number of Student Groups in Each Color

0	1	1	1	1
Red	Orange	Yellow	Green	Blue

View More Details →

Questions or comments?

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SCHOOL PERFORMANCE OVERVIEW

Manzanita Elementary

Explore the performance of Manzanita Elementary under California's Accountability System.

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2019

Chronic Absenteeism



Orange

Suspension Rate



Blue

English Learner Progress



No Performance Color

English Language Arts



Yellow

Mathematics



Yellow

School Details

NAME
Manzanita Elementary

ADDRESS
4131 North Nora Avenue
Covina, CA 91722-3821

WEBSITE
http://manzanita.c-vusd.org

GRADES SERVED
K-5

MANZANITA ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

LEARN MORE

Enrollment

371

View More Information →

Socioeconomically Disadvantaged

72%

LEARN MORE

English Learners

23.7%

LEARN MORE

Foster Youth

0.8%

MANZANITA ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Yellow

0.6 points above standard

Declined 5.9 Points

EQUITY REPORT

Number of Student Groups in Each Color

0	2	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

Mathematics

All Students | State



Yellow

20.4 points below standard

Declined 8.3 Points

EQUITY REPORT

Number of Student Groups in Each Color

0	2	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

LEARN MORE

English Learner Progress

All Students | State

41.2% making progress towards English language proficiency

Number of EL Students: 51

Progress Levels

Very High = 65% or higher
High = 55% to less than 65%
Medium = 45% to less than 55%
Low = 35% to less than 45%
Very Low = Less than 35%

View More Details →

MANZANITA ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Orange

9.3% chronically absent

Increased 3% ⓘ

EQUITY REPORT

Number of Student Groups in Each Color

0	4	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

MANZANITA ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.5% suspended at least once

Declined 1%

EQUITY REPORT

Number of Student Groups in Each Color

0	1	0	1	2
Red	Orange	Yellow	Green	Blue

View More Details

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SCHOOL PERFORMANCE OVERVIEW

Manzanita Elementary

Explore the performance of Manzanita Elementary under California's Accountability System.

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2020

Due to the COVID-19 pandemic, state law has suspended the reporting of state and local indicators on the 2020 Dashboard. However, available data that would have been included in the Dashboard are reported on the Department's web site if they were determined to be valid and reliable. More information regarding 2020 accountability is available on the 2020 COVID-19 Accountability FAQs web page.

School Details

NAME
Manzanita Elementary

ADDRESS
4131 North Nora Avenue
Covina, CA 91722-3821

WEBSITE
http://manzanita.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

MANZANITA ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

418

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

69.9%

LEARN MORE

English Learners

20.6%

LEARN MORE

Foster Youth

1%

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SCHOOL PERFORMANCE OVERVIEW

Manzanita Elementary

Explore the performance of Manzanita Elementary under California's Accountability System.

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2021

Due to the COVID-19 pandemic, state law has suspended the reporting of state indicators on the 2021 Dashboard. However, available data that would have been included in the Dashboard are reported on the Department's web site if they were determined to be valid and reliable. Information regarding the reporting status of data is available at COVID-19 and Data Reporting and the COVID-19 Accountability FAQs.

School Details

NAME
Manzanita Elementary

ADDRESS
4131 North Nora Avenue
Covina, CA 91722-3821

WEBSITE
http://manzanita.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

MANZANITA ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

426

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

71.1%

LEARN MORE

English Learners

18.8%

LEARN MORE

Foster Youth

0.7%

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SCHOOL PERFORMANCE OVERVIEW

Manzanita Elementary

Explore the performance of Manzanita Elementary under California's Accountability System.

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2022

Due to the COVID-19 pandemic, state law allows the 2022 Dashboard to only display the most current year of data (also known as Status). For this year only, performance levels will be reported using one of five Status levels (ranging from Very High, High, Medium, Low, and Very Low) for state measures. Please note that the Status levels associated with the Chronic Absenteeism and Suspension Rate Indicators are reversed (ranging from Very Low, Low, Medium, High, and Very High). Information regarding this year's Dashboard data is available within the Dashboard Communications Toolkit.

Chronic Absenteeism



High

Suspension Rate



Very Low

English Learner Progress



Low

English Language Arts



Medium

Mathematics



High

School Details

NAME
Manzanita Elementary

ADDRESS
4131 North Nora Avenue
Covina, CA 91722-3821

WEBSITE
http://manzanita.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

MANZANITA ELEMENTARY

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

437

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

70.7%

LEARN MORE

English Learners

18.1%

LEARN MORE

Foster Youth

0.2%

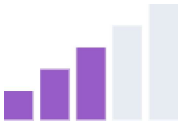
Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Medium

7.8 points above standard

EQUITY REPORT

Number of Student Groups in Each Level

0	3	1	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

Mathematics

All Students | State



High

1 points above standard

EQUITY REPORT

Number of Student Groups in Each Level

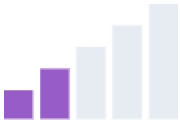
0	1	3	0	0
Very Low	Low	Medium	High	Very High

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Low

35.6% making progress towards English language proficiency

View More Details →

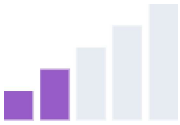
Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



High

17.5% chronically absent

EQUITY REPORT

Number of Student Groups in Each Level

3	1	0	0	0
Very High	High	Medium	Low	Very Low

View More Details →

MANZANITA ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Very Low

0.2% suspended at least one day

EQUITY REPORT

Number of Student Groups in Each Level

0	0	1	0	3
Very High	High	Medium	Low	Very Low

View More Details →



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SCHOOL PERFORMANCE OVERVIEW

Manzanita Elementary

Explore the performance of Manzanita Elementary under California's Accountability System.

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2023

Chronic Absenteeism



Orange

Suspension Rate



Blue

English Learner Progress



Blue

English Language Arts



Green

Mathematics



Blue

School Details

NAME
Manzanita Elementary

ADDRESS
4131 North Nora Avenue
Covina, CA 91722-3821

WEBSITE
http://manzanita.c-vusd.org

GRADES SERVED
K-5

CHARTER
No

DASHBOARD ALTERNATIVE SCHOOLS STATUS
No

Student Population

Explore information about this school's student population.

LEARN MORE

Enrollment

442

View More Information →

LEARN MORE

Socioeconomically Disadvantaged

62.4%

LEARN MORE

English Learners

21%

LEARN MORE

Foster Youth

0.5%

MANZANITA ELEMENTARY

Academic Performance

View Student Assessment Results and other aspects of school performance.

LEARN MORE

English Language Arts

All Students | State



Green

18.5 points above standard

Increased 10.7 Points

EQUITY REPORT

Number of Student Groups in Each Level

0 Red	1 Orange	0 Yellow	2 Green	0 Blue

LEARN MORE

Mathematics

All Students | State



Blue

19.3 points above standard

Increased 18.3 Points

EQUITY REPORT

Number of Student Groups in Each Level

0 Red	0 Orange	0 Yellow	0 Green	3 Blue

View More Details →

View More Details →

LEARN MORE

English Learner Progress

All Students | State



Blue

55.4% making progress

Increased 19.8% ↑

View More Details →

MANZANITA ELEMENTARY

Academic Engagement

See information that shows how well schools are engaging students in their learning.

LEARN MORE

Chronic Absenteeism

All Students | State



Orange

19.7% chronically absent

Increased 2.3% ↑

EQUITY REPORT

Number of Student Groups in Each Level

4	0	0	0	0
Red	Orange	Yellow	Green	Blue

View More Details →

MANZANITA ELEMENTARY

Conditions & Climate

View data related to how well schools are providing a healthy, safe and welcoming environment.

LEARN MORE

Suspension Rate

All Students | State



Blue

0.2% suspended at least one day

Maintained 0%

EQUITY REPORT

Number of Student Groups in Each Level

0	1	0	0	3
Red	Orange	Yellow	Green	Blue

View More Details →

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EXHIBIT J

From: Alicia Zistecatl <[redacted]
Sent: Sunday, July 26, 2026 1:18 PM
To: Michelle Lynch
Subject: Comentario público oficial: Oposición al Proyecto Núm. PRJ2025-002162 (5034 Clydebank Avenue)

CAUTION: External Email. Proceed Responsibly.

Estimada Sra. Lynch y Miembros de la Comisión Regional de Planificación:

Le escribo como residente de este vecindario desde hace más de 30 años para expresar mi profunda preocupación y firme oposición al Proyecto Núm. PRJ2025-002162 en el 5034 de Clydebank Avenue.

He vivido en esta comunidad durante más de tres décadas. Ha sido un vecindario tranquilo y maravilloso donde tuve la dicha de criar a mi familia. A mi familia y a mí nos encanta salir a caminar con nuestros perros por ambos lados del vecindario, cruzando entre Coney Avenue y Clydebank Avenue. Mi gran deseo es seguir viviendo aquí tranquilamente y preservar esta misma calidad de vida para las futuras generaciones, incluyendo a mis futuros nietos.
Sin embargo, he visto de primera mano cómo ha cambiado la zona desde el cierre de la escuela Ellington. A lo largo de los años, el tráfico y el estacionamiento han empeorado notablemente. En calles como Coney Avenue, muchas casas tienen múltiples inquilinos y familias, lo que hace que encontrar estacionamiento sea muy difícil y las calles estén constantemente llenas de autos.
Si aprueban un proyecto masivo de 104 viviendas en Clydebank Avenue, el problema de estacionamiento y congestión se volverá insostenible. El tráfico adicional de residentes y visitantes colapsará nuestras calles residenciales, destruyendo la tranquilidad de la zona y poniendo en riesgo la seguridad de quienes caminamos con nuestros perros y familias por el vecindario.

Mis Preocupaciones Principales:
Crisis de Estacionamiento y Tráfico en las Calles: Nuestra zona ya sufre por el alto volumen de autos estacionados en la calle. Agregar 104 unidades más generará cientos de vehículos adicionales en Clydebank y calles circundantes, afectando incluso el paso de camiones de basura y vehículos de emergencia.
Peligro por la Eliminación del Puente Peatonal: El puente peatonal que conecta Coney Avenue con Clydebank Avenue es indispensable para nuestra comunidad y para quienes caminamos por la zona. Los estudiantes de escuelas locales como Las Palmas, Gladstone y Northview lo usan a diario para regresar a sus casas de forma segura. Quitar este puente obligará a los jóvenes a caminar por calles más lejanas y peligrosas con alto tráfico.
Exceso de Tierra y Polvo (Más de 100,000 yardas cúbicas de nivelación): Mover más de 100,000 yardas cúbicas de tierra al lado de nuestras casas destruirá la calidad del aire con polvo y generará un ruido constante de maquinaria pesada durante meses.
Un Parque Público para las Futuras Generaciones: En lugar de saturar aún más nuestro vecindario con edificios y concreto, este terreno de 8.5 acres debería convertirse en un parque público o área verde. Un parque le daría a nuestras familias, a nuestros nietos y a las futuras generaciones un espacio limpio, seguro y saludable para disfrutar y caminar.
Por el bienestar, la tranquilidad y la seguridad de nuestra comunidad, le pido respetuosamente a la Comisión que rechace la solicitud de este proyecto. Por favor, incluyan esta carta en el registro oficial para la audiencia del 2 de septiembre de 2026.

Atentamente,
Alicia Zistecatl Hernandez
[redacted]

From: Chris Kearney [redacted]
Sent: Tuesday, July 14, 2026 10:07 AM
To: Joshua Huntington; Michelle Lynch; Duran-Medina, Guadalupe; Kent Tsujii
Subject: The Cove at Clydebank Tract #84788

CAUTION: External Email. Proceed Responsibly.

I am writing to express my concerns regarding the recent public meeting about The Cove at Clydebank development.

Unfortunately, the meeting was once again dominated by the same individual who also disrupted the first meeting. As a result, many residents were left with little opportunity to have their questions and concerns addressed. It left me with the impression that residents have very few rights or meaningful opportunities to participate in this process.

At the beginning of the meeting, Mr. Tim Sales stated that RC Homes representatives and LA County officials were there to best present the project and tell us there is nothing we can do to stop it. That statement raised an important question: Who is there to support and represent the concerns of the existing residents who will be directly affected by this development? I know for a fact that there are exceptions to all of the codes CEQA, Planning, Zoning, Fire codes, ETC.

I respectfully request clarification on the following issues:

1. **Current Zoning and Density**
   My understanding is that the current zoning is R1-6000, and the gross site area is 351,543 square feet. Based on this information, it appears the maximum allowable density would be approximately 62 residential units, not the proposed 77 units. Furthermore, this calculation does not appear to account for the land required for streets, sidewalks, and other infrastructure. Please explain how the proposed density complies with the current zoning requirements.

2. **Traffic Study**
   The traffic study map presented included traffic counts for Devanah St., Nubia St., and Groverdale St. However, these streets do not provide access to Lark Ellen, and it is highly unlikely they would ever be used by residents of the proposed development. Because of this, I do not believe the study accurately reflects actual traffic conditions. I respectfully request that a new, real-time traffic study be conducted using realistic traffic patterns and conditions specific to this project. A one-size-fits-all approach using the accepted traffic studies manuals is not appropriate when evaluating the impacts on

our neighborhood.

While I understand that the Lark Ellen bike path is a separate issue, it cannot be ignored that the combination of the bike path and this proposed development will place significant additional pressure on the surrounding neighborhood and existing residents. The cumulative impacts should be considered as part of the overall evaluation.

3. **Low Income Program**
   Can someone explain to me how the low-income program works? If the developer is estimating a $1,000,000 sales cost for a normal price sale and a $260,000 low-income sales price, That an over $11,000,000 loss are these units subsidized by the taxpayers of LA County.

Finally, I request that you provide the names and email addresses of the Planning Commission members, supervisors, or any other officials who will be voting on this project in September so that residents may communicate their concerns directly.

Thank you for your time and consideration. I look forward to your response and to receiving clarification on these important issues.

Christopher Kearney
[redacted]

From: Duran-Medina, Guadalupe <GDuran-Medina@bos.lacounty.gov>
Sent: Thursday, July 9, 2026 2:43 PM
To: Debra Chambless
Cc: Michelle Lynch
Subject: RE: The Cove at Clidebank

CAUTION: External Email. Proceed Responsibly.

Thank you, Debra for attending last night and for providing your comments. I'm looping in Michelle of Regional Planning so that she can register your comments for the case.

Best Regards,

Guadalupe Duran-Medina *(she/her/ella)*
Planning Deputy
856 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012
O: (213) 974-4111
C: (213) 458-2925
hildalsolis.org

Los Angeles County Supervisor
HILDA L. SOLIS
First District • Chair

From: Debra Chambless [redacted]
Sent: Thursday, July 9, 2026 2:06 PM
To: Duran-Medina, Guadalupe <GDuran-Medina@bos.lacounty.gov>
Subject: The Cove at Clidebank

I am against the new building at the Cove at Clidebank, Track#84788.
I went to the meeting on Wed 7/9. I heard the people and I heard that they do not want the Cove. I hope that you heard the same thing.

1. The traffic will be awful as you would know if you have ever driven in the area. The bike lanes caused so much pain to the community. Now you want to add a couple hundred more cars to the already crowded streets???
2. We are constantly badgered to stop using water. Imagine how much more water will be used with hundreds of people added. I am so tired of it.
3. The school that is left is overcrowded. How many more children will be added with all of those homes? It isn't sustainable.

I pray every day that democrats will eventually get some common sense. Maybe it can start with you and your boss. (although you ae supposed to work for the people).

Thank you, (although I know that you alll will do what you want to do and the people do not matter)
Debra Chambless

From: DRP Info
Sent: Wednesday, October 22, 2025 3:57 PM
To: Michelle Lynch
Subject: FW: Concern Regarding Developments and Community Involvement

BRYAN S. MOLLER
SENIOR PLANNER, Operations & Major Projects
Office: (213) 974-6411 • Direct: (213) 893-7411
Email: bmoller@planning.lacounty.gov

From: chartres gonzalez [redacted]
Sent: Wednesday, October 22, 2025 2:33 PM
To: DRP Info <info@planning.lacounty.gov>
Subject: Concern Regarding Developments and Community Involvement

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

I am writing to express my concerns about the recent sale and planned redevelopment of the former school property into multi-housing, including low-income units. It is disappointing that surrounding residents were not more thoroughly informed or consulted about alternative options, such as the creation of a park, which many in the community would have preferred.

Additionally, the newly installed bike lane seems underutilized, has contributed to increased traffic congestion, and the frequent damage to its posts has negatively impacted the area's appearance.

I believe the community should have a stronger voice in these decisions. Could you please advise on how residents can actively participate or organize to urge reconsideration of the redevelopment plans? Many of us would like to explore options that better serve the neighborhood's needs.

Thank you for your attention to these concerns. I look forward to hearing how residents can get involved.

Ellington Elementary School

5034 N. Clydebank Ave

Covina, Ca 91722

AIN: 8410-028-900

Thank you,

Chartres Gonzalez

From: DRP Info
Sent: Thursday, June 4, 2026 4:30 PM
To: Michelle Lynch
Subject: FW: New Development - Covina

Hi Michelle,

I believe your working on this project. Can you please follow up as needed?

Thanks,

DIANA GONZALEZ (she/her/hers)
PRINCIPAL PLANNER, Operations & Major Projects (OMP)

All official correspondence is issued solely from dgonzalez@planning.lacounty.gov and donotreply@lacounty.gov email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

-----Original Message-----
From: Tania Marroquin <[redacted]
Sent: Thursday, June 4, 2026 9:12 AM
To: DRP Info <info@planning.lacounty.gov>
Subject: New Development - Covina

CAUTION: External Email. Proceed Responsibly.

Hello,

I am a concerned resident of Covina, living at 16703 E Devanah St. Recently, we learned that the closed school in our neighborhood is being converted into a 104-unit multi-level housing community. The neighborhood strongly opposes this development, and we are deeply concerned about its potential impact on our community. The neighborhood currently has only two points of entry. Adding 104 3-4 bedroom units and limited parking will significantly impact traffic flow and raise concerns about security, noise pollution, and the carbon footprint.

In an attempt to reduce the carbon footprint and pollution, the country recently closed one of the main lanes on Lark Ellen and transformed it into a bike lane. While this change has undoubtedly increased traffic in our area, adding 104, 3-4 bedroom new homes will only exacerbate the problem.

The people of this community kindly request that the County consider repurposing the closed Alice M. Ellington Elementary School into a city park. This initiative would not only benefit the community but also align with the County's commitment to reducing our carbon footprint.

Thank you and we look forward to hearing from you.

Sincerely,

Tania Marroquin
[redacted]

From: Joshua Huntington
Sent: Wednesday, May 27, 2026 6:13 PM
To: Susan Tae; Michelle Lynch
Subject: FW: New Development planned for 5034 N Clydebank Ave, Covina, CA 91722

Hi Susie,

This is @Michelle's case. She'll respond.

Thanks,

Josh

JOSHUA HUNTINGTON, AICP (he/him/his)
SUPERVISING PLANNER, Subdivisions
Office: (213) 974-6433 • Cell: (213) 509-5415
Email: jhuntington@planning.lacounty.gov

From: Susan Tae <stae@planning.lacounty.gov>
Sent: Wednesday, May 27, 2026 5:02 PM
To: Joshua Huntington <jhuntington@planning.lacounty.gov>
Subject: FW: New Development planned for 5034 N Clydebank Ave, Covina, CA 91722

Hi Josh,

This sounds like a subdivision. Can you please have someone from your team confirm and respond if so?

Thanks!
Susie

SUSAN TAE, AICP (she/her/hers)
ASSISTANT DEPUTY DIRECTOR, Current Planning Division
Office: (213) 974-6477 • Cell: (213) 210-6006
Email: stae@planning.lacounty.gov
planning.lacounty.gov
Please note that our office is closed on Fridays.

All official correspondence is issued solely from *[Name]@planning.lacounty.gov* and *donotreply@lacounty.gov* email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: Clandrum [redacted]
Sent: Wednesday, May 27, 2026 4:45 PM
To: EDL-DRP BU-D Current Planning <cp@planning.lacounty.gov>
Subject: New Development planned for 5034 N Clydebank Ave, Covina, CA 91722

CAUTION: External Email. Proceed Responsibly.

Good Afternoon,

I am not sure if this is the correct contact but I need to know what is the process to get this information to an application that was filed for the development of houses at the former Alice M. Elligton school site, address 5034 N Clydebank Ave, Covina, CA 91722.

It is my understanding that an application was submitted to build 104 new homes (2 story each with 3-4 bedrooms) the homes will have 2 car garages and there will be 33 guest parking only. Considering the amount of people that can live per home the amount of parking is insufficient and will create a parking mess around the neighborhood.

Additionally, and one of the biggest concerns is that there are only 2 entrances/exits into this neighborhood. With Lark Ellen being the main street and currently down to one lane since the second lane was modified to become bicycle lanes with barriers, due to this the impact on traffic and to the existing neighborhood is substantial. I urge you to consider this impact when reviewing the application for the development of these homes. When the school was active there was more traffic but this traffic was typically during specific hours and with most working people not in the neighborhood. It will not be the same with the amount of people to fill 104 homes and their guests, the amount of traffic at all times will be extremely heavy and this small area isn't capable of handling that amount of traffic. I urge you to please consider all this. The amount of homes being considered should be reduced and number of parking increased. Thank you for your attention.

Claudia Landrum
[redacted]

From: Karla Cuellar
To: Michelle Lynch
Subject: List of Covina Signers
Date: Wednesday, July 8, 2026 8:30:31 PM

CAUTION: External Email. Proceed Responsibly.

Good evening, Michelle,

I hope you are having a nice evening. My name is Karla and I am a resident of the city of Covina.
Do you know where I can submit a list of petitioned signers and their comments from my community for case# 84788, before this case closes? This is for the development of potential houses at Clydebank.

Thank you so much Michelle,

Karla Cuellar

MARGARET A. MARKS
[redacted]

August 11, 2026

Michelle Lynch
Los Angeles County Planning
320 W. Temple St.
Los Angeles, CA 90012

Sent via Certified Mail #9589 0710 5270 2068 3932 82
and Email

Re: Project No.: PRJ2025-002162
The Cove at Clydebank
5034 Clydebank Ave., Covina, CA

Dear Ms. Lynch:

I have been the property owner of [redacted] for over 50 years. My property is 2 doors east of the above proposed development.

I object to this project.

The existing neighborhood was developed in the early 1950's. It is a very compact tract with very narrow streets, making the egress for 262 cars; 131 units x 2 cars per unit very difficult in case of emergency.

In addition, parking on the streets is at a premium. The increase in traffic and offstreet parking for the owners & their guests at this project would be an ongoing hardship for the occupants in the homes surrounding this development.

Again, I am gravely concerned what this very dense project would do to this quiet neighborhood.

Please consider turning this former school into a neighborhood park, which would greatly benefit the families and save the many beautiful trees.

Sincerely,

Margaret Marks

Margaret A. Marks
[redacted]

From: Rosemarie McLain [redacted]
Sent: Wednesday, August 19, 2026 11:00 AM
To: Michelle Lynch
Subject: ProjectNo.PRJ2025-002162 - location5034Clydebank Ave.

CAUTION: External Email. Proceed Responsibly.

Att:Michelle Lynch

I oppose the proposed project as is. At first, we were told there would be 104 units built on the land. The notice of public hearing
states that the developer wants another permit to add an additional 27 units, bringing the total to 131 condos. This is too many for the area I live in on Clydebank Ave, since our neighborhood consists of 134 homes. The developer should reduce the number of intended homes in order to better accommodate existing residents as well as future newcomers to the community.

If 131 condos are approved, this would cause a negative impact on existing traffic since there are only two primary exits out of the neighborhood. The traffic study that was previously done in relation to this project is inaccurate as it was done prior to the bike lane being installed on Lark Ellen Ave. This caused one lane on each side of the road to be taken away, causing a higher than normal volume of congestion. A new traffic study should be redone before making a decision to build so many homes. This will create a more accurate view and assessment of the correct size and scope a project similar to this one would need to be properly executed.

It's great to turn "dead" property into a new source of revenue for the city, but at what cost? A solution needs to be reached that satisfies both the long time residents and future members of this community. If clarification or further feedback is needed, please let me know.

Thank you for your time and consideration,

Rosemarie McLain
.

From: ruben mendoza [redacted]
Sent: Monday, July 27, 2026 5:39 PM
To: Michelle Lynch
Subject: Project No. PRJ2025-002162

CAUTION: External Email. Proceed Responsibly.

Re: Vesting Tentative Tract Map No. 84788 (Project No. PRJ2025-002237) — 5034 Clydebank Avenue, Covina, CA 91722

To the Los Angeles County Department of Regional Planning,

I am writing to submit comments on the proposed residential tract at 5034 Clydebank Avenue in the Vincent/Covina area of unincorporated Los Angeles County. I have significant concerns about traffic safety and neighborhood infrastructure that I believe must be addressed before this project moves forward.

1. Traffic Study and History of Fatalities

Lark Ellen Avenue was narrowed to a single lane to accommodate the Greenway Belt Bike Path. I am asking whether a traffic study was conducted prior to that lane reduction, and whether an updated traffic study will now be required to account for this development. This is not a hypothetical safety concern: two girls were killed on Lark Ellen in the past, and a student bicyclist was killed last year on Cypress Avenue, less than a mile from the high school, by a speeding motorist. Any traffic analysis for this project needs to account for this documented history of pedestrian and bicyclist fatalities in the immediate area.

2. Street Widening and Parking on Thoroughfares

Several streets in this neighborhood are already narrow. Will any streets be widened to accommodate the additional traffic this development will generate? Will on-street parking be removed on the thoroughfares leading to Lark Ellen to create additional travel lanes? Residents need clarity on this before the project is approved.

3. On-Site Parking

The tract itself should be required to provide adequate off-street parking for its own residents and guests. Undersized on-site parking will push overflow parking into the surrounding neighborhood streets, which are not equipped to absorb it.

4. Traffic Volume

This project could add an estimated 300–400 additional vehicles to a single, central point in the neighborhood. The number of housing units approved directly determines the number of vehicles added to these streets, and that volume needs to be weighed against the existing narrow, un-widened road network.

5. Pedestrian Infrastructure

Sidewalks are effectively absent throughout this neighborhood. The only sidewalk in the entire area is on Gragmont, between Lark Ellen and Clydebank. Every other street lacks sidewalks entirely. Adding hundreds of vehicles' worth of daily traffic to a neighborhood with no pedestrian infrastructure is a serious safety hazard for residents who walk, bike, or skate — not just drive.

6. Street Lighting
There is no street lighting anywhere in this neighborhood. Increased year-round traffic volume without adequate lighting compounds the existing risks to pedestrians, cyclists, and drivers alike.
7. Responsibility for Safety Improvements
Given that this development will be the direct cause of increased traffic volume, I want to know who will be responsible for funding and implementing needed safety measures — sidewalks, street lighting, and any necessary road improvements. These costs should be borne by the developer, not by existing taxpayers.
8. Emergency Access
The neighborhood currently has only two ingress/egress points. Will this project add any additional access points into the neighborhood? With only two points of entry and exit, emergency response and evacuation capacity is already limited, and this should be evaluated as part of the project review.
9. Environmental / Stormwater
Will the developer be required to use porous/permeable paving or other stormwater mitigation measures on the property as a condition of approval?
Summary
My concern is not limited to the sidewalk or infrastructure directly bordering the proposed tract — it is about the safety of the entire surrounding neighborhood. Residents will continue to use these streets for driving, walking, biking, and other forms of commuting, and the existing conditions (no sidewalks, no street lighting, narrow streets, limited emergency access, and a documented history of fatal collisions nearby) mean this project's traffic impact cannot be evaluated in isolation. I request that a full, updated traffic and safety study be conducted and made public, and that any approval include developer-funded mitigation for sidewalks, lighting, and road capacity throughout the affected neighborhood — not just adjacent to the project site.
Thank you for considering these comments. I request confirmation that this comment has been entered into the official record for this case.

Thank you Michelle!

Sincerely,
[redacted]
[redacted]

[redacted] [redacted]

From: Vivian Zistecatl <[redacted]
Sent: Sunday, July 26, 2026 1:29 PM
To: Michelle Lynch
Subject: Official Public Comment & Alternative Site Proposal: Opposition to Project No. PRJ2025-002162 (5034 Clydebank Avenue)

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Lynch and Members of the Regional Planning Commission,

I am writing to express my strong opposition to **Project No. PRJ2025-002162**, which proposes a 104-unit detached condominium development on the 8.5-acre property located at 5034 Clydebank Avenue in Covina.

This property and neighborhood hold deep personal significance for me. As a lifelong resident of this community, I am an alumnus of former Ellington Elementary School, the very site this project seeks to repurpose, as well as an alumnus of Las Palmas Middle School and Northview High School. Growing up, the pedestrian bridge connecting Coney Avenue to Clydebank Avenue was a vital link that allowed me and countless other students to walk home safely every day. Today, my family and I still rely on this connected neighborhood layout to walk our dogs safely across both sides of the community.

Replacing this historic community parcel with high-density housing while removing essential pedestrian infrastructure will permanently damage the safety and character of our neighborhood. While I understand the regional need for housing, this proposal is completely incompatible with our residential area. I urge the Commission to reject these permits and prioritize converting the site into a public park for current and future generations.

Key Technical and Environmental Objections

1. **Loss of Critical Student Infrastructure (Pedestrian Bridge Removal):** Removing the pedestrian bridge that connects Coney Avenue to Clydebank Avenue removes a crucial safe walking route. Students currently attending **Las Palmas Middle School, Gladstone Middle School, and Northview High School** rely on this shortcut to get home safely without navigating heavy street traffic. Removing it creates unnecessary safety hazards for neighborhood youth.
2. **Severe Parking Congestion and Traffic Spikes:** Over the years, parking on nearby streets like Coney Avenue has already become heavily constrained due to multi-tenant occupancy. Adding 104 high-density units on Clydebank Avenue will overflow into surrounding residential streets, creating a severe parking crisis and delaying emergency vehicles.
3. **Excessive Grading and Site Disruption:** The proposal requires over **100,000 cubic**

yards of grading. Moving this massive volume of soil directly adjacent to existing homes will generate severe dust pollution, long-term construction noise, and safety hazards from heavy machinery on narrow neighborhood roads.

4. **Loss of Green Space and Mature Canopy:** Destroying existing trees—including non-heritage oaks—along with requesting setback waivers, severely reduces local green space. Converting 8.5 acres entirely into dense housing permanently deprives our community of rare open land.
5. **Community Need for Open Public Space (A Public Park):** Because this parcel served local families as an educational center for decades, its highest and best public use moving forward is a public park or recreational facility. A park would preserve open space, protect local ecology, and provide an essential health benefit to neighborhood families and future generations.

Alternative Site Proposal: N. Vincent Avenue Corridor

To be clear, the community recognizes the regional need for housing; however, placing high-density units deep inside a quiet single-family neighborhood creates severe infrastructure and safety impacts.

If the County and developer are seeking an ideal location for high-density multi-family development in this immediate area, we strongly urge you to direct multi-unit proposals toward **the massive, long-vacant parcel along N. Vincent Avenue, located directly south of Arrow Highway** (south of the commercial corridor at Arrow Hwy and Allen Dr).

- **Direct Arterial & Transit Access:** N. Vincent Avenue and Arrow Highway are major multi-lane roadways designed to absorb high daily traffic volumes, unlike narrow interior neighborhood streets like Clydebank Avenue.
- **Proximity to Commercial Buffers:** The N. Vincent Avenue parcel sits adjacent to commercial and light-industrial zones, making it an ideal candidate for mixed-use or multi-family zoning without encroaching on low-density single-family neighborhoods.
- **Preserves R-1 Neighborhood Integrity:** Developing on this commercial-adjacent parcel prevents severe parking overflow and vehicular congestion on surrounding residential streets.
- **Protects Student Safety:** Utilizing a major arterial corridor avoids destroying essential pedestrian infrastructure (like the Coney-to-Clydebank bridge used daily by local students).
- **Repurposes Underutilized Land:** Developing this large, long-vacant plot revitalizes an underutilized corridor while allowing the 8.5-acre former Ellington Elementary site to be preserved as a much-needed public park and green space for neighborhood families.

For these technical, environmental, and planning reasons, I respectfully request that the Regional Planning Commission deny the proposed Vesting Tentative Tract Map,

Conditional Use Permit, and associated density waivers for Project No. PRJ2025-002162.

Thank you for your consideration and service to our community. Please include this letter in the official public record for the September 2, 2026 hearing.

Sincerely,

Vivian Zistecatl

[redacted]

[redacted]

From: Ricardo Rizo <ricriz21@yahoo.com>
Sent: Friday, July 10, 2026 8:50 AM
To: Michelle Lynch
Subject: TRAC#84788

CAUTION: External Email. Proceed Responsibly.

My family and I attended the community meeting on July 8th and came away with a few questions. Our first concern is the additional traffic. We know it was stated that the studies were conducted that showed the extra traffic will not be any more then when the school was being used but it seems to the residents that with the addition of Lark Ellen down to one lane only 2 routes in and out of the area (Gragmont St and Tudor) the traffic flow will increase significantly. A question was brought up about repaving and fixing the streets leading into the new housing tract because of the damage caused by the school buses. The individual that spoke, I believe his name was Tim Sale stated that the streets being considered for repair were E.Gragmont / Clydebank , Tudor and Aspen Ave. We live on Devanah St, and the school bus regularly used our street as a through way to and from the school. We would like to know if Devanah St can be added to the list since it is going to be one of the main entrances in and out the tract. The other concern is parking in the area. We understand each home has a 2-car garage and 33 extra spaces, but most households have 3 sometimes 4 vehicles with would basically have tenants look for parking in the surrounding area. Is it possible for the county and RC homes to address our concerns to give us a better explanation than what was said that night.

Sincerely Ricardo Rizo
ricriz21@yahoo.com
Ricardo Rizo

From: Tania Marroquin <taniaarakelian@gmail.com>
Sent: Thursday, July 9, 2026 11:08 AM
To: Michelle Lynch; Duran-Medina, Guadalupe
Cc: fernando rnfsigns.com
Subject: Case 84788 - Covina, CA

CAUTION: External Email. Proceed Responsibly.

Hello Michelle and Guadalupe,

I am a concerned resident of Covina living on Devanah St. I am writing regarding the proposed redevelopment of the former Alice M. Ellington Elementary School into a 104-unit, multi-story residential community.

Many residents in our neighborhood strongly oppose this project due to the significant impact it is likely to have on our community. Our neighborhood currently has only two points of entry and exit. Introducing 104 new three- and four-bedroom homes, along with limited parking, will substantially increase traffic congestion while creating additional concerns related to public safety, noise, parking overflow, and environmental impacts.

In an effort to reduce traffic emissions and encourage alternative transportation, one of the primary lanes on Lark Ellen Avenue was recently converted into a bike lane. While I appreciate the County's commitment to sustainability, this change has already increased traffic congestion in our area. Adding a development of this size would undoubtably place even greater strain on our local streets and undermine those efforts by increasing vehicle trips and emissions.

Instead, I respectfully ask the County to consider repurposing the former Alice M. Ellington Elementary School into a public park or open green space. A neighborhood park would provide lasting recreational, environmental, and health benefits for residents while supporting the County's goals of improving quality of life and reducing the community's carbon footprint.

I appreciate your consideration of our concerns and respectfully request that you carefully evaluate the long-term impacts of this proposed development. I look forward to your response and hope the County will pursue a solution that better serves the needs of our community.

Sincerely,

Tania Marroquin

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	August 27, 2026
HEARING DATE:	September 2, 2026 AGENDA ITEM:11
PROJECT NUMBER:	PRJ2025-002162
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 84788(RPPL2025002201) Conditional Use Permit No. RPPL2025003569 Oak Tree Permit No. RPPL2025003567 Administrative Housing Permit No. RPPL2025002203
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	5034 Clydebank Avenue, Covina
OWNER:	Azusa Unified School District, Arturo Ortega, Superintendent
APPLICANT:	Tim Sales
PUBLIC MEETINGS HELD:	1 of 5
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The project is subject to the IHO.
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@planning.lacounty.gov

The above-identified items are a request for the following:

- Vesting Tentative Tract Map 84788 ("VTTR84788") to create one multi-family lot with 104 detached condominiums on 8.5 acres pursuant to County Code Chapter 21.38 (Vesting Tentative Maps) in the R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area) Zone.
- Conditional Use Permit ("CUP") to allow on-site project grading of more than 100,000 cubic yards ("cy"), which includes a total of 167,894 cy of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import pursuant to Sections 22.140.240 (Grading Projects) and 22.158.050 (CUP Findings and Decision Requirements).
- Oak Tree Permit ("OTP") to allow the removal of two non-heritage oak trees per Chapter 22.174 (OTPs).
- Administrative Housing Permit ("AHP") to authorize a 35 percent density bonus to allow 27 units more than the maximum allowed baseline density of 77 dwelling units and for the long-term maintenance of 16 affordable set-aside dwelling units that will be sold at the lower income level of 80 percent Area Median Income ("AMI"). This includes a waiver of development standards and incentives for required landscaping, unit access adjacent to a Fire Lane, reduced setbacks, modified locations of accessory structures and equipment, reduced building separation, increased wall and fence

heights, reduction in residential design strategies, reductions in ground floor treatments for primary entryways, removal of walls and fences transparency requirements, and the modification of fence materials, pursuant to the provision and maintenance of affordable housing under County Code Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus).

Correspondences regarding the project from Christopher Kearney and Frances Carothers were received after the Hearing Package was prepared on August 19, 2026. The correspondence is being included in the supplemental memo.

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Public Comments

August 26, 2026

RE: Tract #84788 The Cove at Clydebank

To the Honorable Members of the Los Angeles County Regional Planning Commission,

I, along with the property owners and community members, respectfully request that the Los Angeles County Regional Planning Commission deny, or at a minimum postpone approval of The Cove at Clydebank development until all the community concerns have been thoroughly addressed.

While we recognize the need for responsible and affordable housing development this project raises significant concerns regarding its compatibility with the surrounding neighborhood and its potential impacts on public safety, infrastructure and the environment. The project does nothing for the affordability issue as the estimated sales prices are in the $1,000,000 range and proposed floor plans are double the size of surrounding homes.

Our concerns include, but are not limited to:

1. The property, being an infill lot, is located almost 1/4 mile from the major thoroughfare
2. The reduction of traffic lanes on Lark Ellen for the Big Dalton bike lane project which has already increased traffic congestion on Gragmont Street exiting out onto Lark Ellen, creating safety concerns for drivers and pedestrians now add 200 more vehicles.
3. Devanah Street, Nubia Street, and Groverdale Street do not have direct access to Lark Ellen but were figured into the traffic study.
4. Tudor Street has limited access due to the alignment at Lark Ellen
5. The traffic study provided by the developer was prepared from record data that is 3 - 4 years old, when the school was in session, and from accepted traffic manuals not real time data representing the actual conditions that exist today.
6. Insufficient evacuation capacity in the event of an emergency due to increased population and limited roadway access.
7. Increased demand and degradation of the neighborhood streets due to thousands of trucks over the course of construction.
8. Loss of neighborhood character and incompatibility with scale and density of surrounding homes.
9. Concerns regarding noise, dust, construction traffic, and other impacts on nearby residents during the construction.
10. The need for a complete and current environmental impact report that fully evaluates cumulative impacts not the years old study the developer is tagging on to.
11. The developer is selling the existing residents on how plush and beautiful the development is. How will the new zero zero laws affect a heavy density communities going forward even though not located in a high fire zone.

We respectfully request that the Commission deny approval at this time as currently proposed. Require additional and current real time data for environmental and traffic studies. The residents of this community deserve a planning process that protects the public health, public safety, environmental resources, and the quality of life of the existing neighborhood.

Again, we ask the Los Angeles County Regional Planning Commission to give careful consideration to these concerns before taking any action on this project. This project is quite different in the fact that it’s not like any other school redevelopment site that has a 1000 feet of frontage on a major street.

Thank you for your attention and service to the residents of Unincorporated Los Angeles County.

Christopher Kearney
Resident

LA County Planning

Atten: Michelle Lynch

Re: The Cove at Covina Project No: PRJ2025-002162

The following are my concerns regarding the above named project.

1) The surrounding community has always benefited from the open space of the school yard of the Alice M. Ellington School. The proposed open space in this development is not sufficient. The small space in the interior of the development will not be easy for the surrounding homeowners to access. The proposed open space on the outside perimeter is not large enough. This open space has been available for the community to use for over 50 years and a small lot with a couple of park benches will not make up for the loss of this community benefit. I feel it should be increased by at least the equivalent of two more lots.
2) The number of homes to be built is also a concern. The streets around the proposed development are narrow and are hard to transverse when there are cars parked on both sides of the street. To avoid accidents one must slow down or stop while the car going in the opposite direction is passing. Owners of the new homes will use the surrounding streets to park to enable them to leave for work at a convenient time.
3) Traffic congestion due to the number of homes being proposed is a worry. There are only two entrance/exit streets for this area and with the newly constructed bike path, entering or exiting these two openings is delayed by traffic. Lark Ellen Ave. went from four lanes to two lanes. I have asked for a review from Public Works on having another traffic signal placed at Gragmont Ave. and a survey will be done by Addison Salazar of Public Works to consider the impact of traffic in the area.

I realize that new housing is needed, but I would like to see that the loss of this open space will not destroy the community benefit that this space has brought to the area for years.

Frances S. Carothers



LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	September 1, 2026
HEARING DATE:	September 2, 2026 AGENDA ITEM:11
PROJECT NUMBER:	PRJ2025-002162
PERMIT NUMBERS:	Vesting Tentative Tract Map ("VTTM")No. 84788(RPPL2025002201) Conditional Use Permit ("CUP") No. RPPL2025003569 Oak Tree Permit No. ("OTP") RPPL2025003567 Administrative Housing Permit ("AHP")No. RPPL2025002203
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	5034 Clydebank Avenue, Covina
OWNER:	Azusa Unified School District, Arturo Ortega, Superintendent
APPLICANT:	Tim Sales
PUBLIC MEETINGS HELD:	1 of 5
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The project is subject to the IHO.
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@planning.lacounty.gov

This is a supplemental report regarding agenda item no. 11. The project is a request for the following:

- Vesting Tentative Tract Map 84788 ("VTTR84788") to create one multi-family lot with 104 detached condominiums on 8.5 acres pursuant to County Code Chapter 21.38 (Vesting Tentative Maps) in the R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area) Zone.
- Conditional Use Permit ("CUP") to allow on-site project grading of more than 100,000 cubic yards ("cy"), which includes a total of 167,894 cy of grading, including 80,444 cy of cut, 83,947 cy of fill, and 3,503 cy of import pursuant to Sections 22.140.240 (Grading Projects) and 22.158.050 (CUP Findings and Decision Requirements).
- Oak Tree Permit ("OTP") to allow the removal of two non-heritage oak trees per Chapter 22.174 (OTPs).
- Administrative Housing Permit ("AHP") to authorize a 35 percent density bonus to allow 27 units more than the maximum allowed baseline density of 77 dwelling units and for the long-term maintenance of 16 affordable set-aside dwelling units that will be sold at the lower income level of 80 percent Area Median Income ("AMI"). This includes

a waiver of development standards and incentives for required landscaping, unit access adjacent to a Fire Lane, reduced setbacks, modified locations of accessory structures and equipment, reduced building separation, increased wall and fence heights, reduction in residential design strategies, reductions in ground floor treatments for primary entryways, removal of walls and fences transparency requirements, and the modification of fence materials, pursuant to the provision and maintenance of affordable housing under County Code Chapters 22.121 (Inclusionary Housing) and 22.120 (Density Bonus).

The following items were received after the Hearing Package was prepared on August 19, 2026.

A. Correspondence from the Applicant regarding changes to a few of the Conditions of Approval, and changes will also be reflected in the corresponding findings. We clarified the items for request and below are the modifications requested.
B. Summaries of the Community Meetings held on May 27th and July 8th , provided by the Applicant.
C. Public Comments:
    a. Jessica Crowley (opposition)
    b. Covina Coalition (opposition)
    c. Californians For Homeownership (support)
    d. Allison Lee (support)
    e. CalHDF (support)
    f. YIMBY law (support)

CUP, AHP and OTP Conditions

1. **Condition No. 29 Additional Incentive Request**

    Item k. Reduce the number of required façade materials to one material per 22.140.520.G.7.b.

2. **Condition No. 32**

    Storage Areas for Trash and Recycling Collection. The Applicant shall comply with County Code 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up they

shall be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access. Prior to Final Map Recordation a Revised Exhibit "A" will be submitted to review the relocation of the receptacles on collection day.

This condition will also be added to the Vesting Tentative Map Conditions and included in the CC&Rs.

VTTM Conditions

3. **Condition No. 24**

   Covenant and Agreement for Condominium Project. Prior to final map recordation, the Applicant shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The requirement shall only apply to unsold condominium units that are rented. The Applicant shall record said covenant and agreement concurrently with the recordation of the final map.

4. **Condition No. 32**

   Storage Areas for Trash and Recycling Collection. The Applicant shall comply with County Code 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up they shall be accessible to residents, employees, and the refuse and recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access. Prior to Final Map Recordation a Revised Exhibit "A" will be submitted to review the relocation of the receptacles on collection day.

5. Re-number conditions, accordingly.

6. **VTTM Findings**

   Finding 30. Residential Design

   Item i. **Building Façade Details**. All buildings shall include a minimum of two materials, colors, or textures along façades and as listed in 22.140.520.G.7.b (Façade Material Variety). The Project is consistent as modified with the related AHP. The

building facades will be reduced to one material and will be verified through future approvals prior to building permit issuance.

7. **CUP, AHP and OTP Findings**
Item E. Affordable Housing
11. **Building Façade Details**. Under the RDSO, and 22.140.520.G.7.b (Façade Material Variety). All buildings shall include a minimum of two materials, colors, textures along facades. The request is to reduce from two to one material.

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____
Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Correspondence From Applicant
EXHIBIT B	Community Meeting Summary
EXHIBIT C	Public Comments

RPPL2025002201 / TR 84788:
Summary of Applicant Comments and Requests for Clarifications and Revisions

Applicant has reviewed the conditions of approval released on 8/20/2026 as Exhibit D to the staff report. This document identifies Applicant requests for clarification, revision of and potential addition to these conditions and/or re-states prior communications with County on these matters.

1. Deleted DBL Incentive/Concession

Condition Reference:	AHP NO. RPPL2025002203 #29
Condition Text:	Too long to quote -- please refer to Exhibit D
Applicant Request:	Accept Applicant's Proposed Replacement Density Bonus Law Incentive
Explanation of Request:	Applicant is entitled to two (2) incentives or concessions (incentives) under the Density Bonus Law (DBL). Applicant requested two (2) incentives in support of the Administrative Housing Permit (AHP) application materials. Based on Applicant review of the staff report, staff had re-categorized one (1) of the requested incentives as a waiver. No prior notice from staff was provide regarding this proposed change before the staff report was published. As incentives are understandably an important (and State-mandated) component of economic feasibility for affordable housing projects utilizing State/local DBL, Applicant requests the following alternative incentive be included in a revised condition: <u>INCENTIVE #2: Allow Buildings Facades to be Comprised of One Material Instead of Two Materials</u> Code Reference -- 22.140.520 G.7.b Façade Material Variety. All buildings shall include a minimum of two materials, colors, or textures along façades. Requested Incentive – Remove requirements of 22.140.520 G.7.b

Justification -- By reducing the number of required façade materials from Two (2) to One (1), the requested incentive will result in actual cost reductions to provide for affordable housing costs.

To illustrate the costs savings of providing only one (1) façade material instead of two (2) façade materials the following cost comparison of the base stucco façade costs per square foot vs the cost of an enhanced second façade material is shown below:

Sand Finish Stucco

$5.85 per SF CG Lath & Plaster -- License #1126605VS

VS.

Enhanced Material Finish

$20.00 per SF Innovative Masonry – License #993293

SAVINGS: $14.15 per SF

2. Prohibition of Trash & Recycling Pick-up on Fire Lane

Condition Reference:	AHP NO. RPPL2025002203 #32
Condition Text:	Storage Areas for Trash and Recycling Collection. The Applicant shall comply with County Code 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste). The Project shall provide a storage area of 27 square feet and a vertical dimension of at least eight feet within the two-car garage and storage area, but it may not be located within the required vehicle parking spaces. Vehicle parking spaces shall be 17 feet by 18 feet for side-by-side spaces. The ground or floor where the storage area is located shall be paved, pursuant to County Code Section 22.112.080.E (Paving). The paving shall be extended beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works. The storage area shall be accessible to residents, and when trash and recycling receptacles are relocated for pick-up they shall be accessible to residents, employees, and the refuse and

recycling haulers at all times; they may not be located within the required areas for pedestrian and vehicle access, walkways, private driveways, and fire lanes. (Emphasis added.)

Applicant Request: Remove the Underlined Portion of the Condition or Approve a DBL Waiver to Allow Staging of Trash and Recycling Barrels/Carts Along the Fire Lane

Explanation of Request: Applicant requires that residents of the proposed project be allowed to stage their solid waste/recycling barrels or carts along the curb of the Fire Lane.

Applicant has reviewed County Code §22.132 and notes that the underline condition text appears to be paraphrased from subsection "E. Clearance and Circulation. Outdoor recycling and solid waste storage areas shall not be located in any required yard, parking space, landscaped areas, or other areas required to remain clear of obstructions to comply with Title 26 (Building Code) and Title 32 (Fire Code) of the County Code, and shall not obstruct vehicular or pedestrian circulation."

Based on the above quoted Code text, Applicant notes that Code does NOT explicitly prohibit placement of barrels or carts along a Fire Lane, it only requires that such placement of barrels or carts along a Fire Lane does not violate the provisions of the Title 26 (Building Code) and Title 32 (Fire Code).

Applicant reached out to Fire Department planner Juan Padilla regarding Fire Code limitations on the placement of barrels or carts along a Fire Lane, and he replied: "A simple answer to your question is yes. The trash barrels/carts can be located on the curbside on trash collections days. As you mentioned, the obstruction will encroach into the 26ft fire lane but ultimately, a minimum fire lane width of 20ft shall always be available."

Note that while Mr. Padilla subsequently retracted his statement, he did so because he did not want to comment on

Zoning issues.[1] His initial response indicates that – from a Fire Code perspective – the placement of barrels or carts along a Fire Lane would not violate the Fire Code and would not be a safety issue.

3. Tree Planting on Portion of N. Aspan Ave

Condition Reference:	VTTM 84788 #21
Condition Text:	Tree Planting. Prior to final map recordation, the Applicant shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Project shall provide 11 trees to be planted within the first four feet of the designated front property line along the northern portion of Aspan Avenue. The trees must be planted and spaced at least every 25 feet within the first four feet of the designated front property line.
Applicant Request:	Request to Confirm that Applicant's Current Concept Landscaping Plan Complies with Condition
Explanation of Request:	Applicant's previously submitted landscape plan provides a significant number of trees and Applicant requests County confirm that the existing landscape plan already complies with or fulfills this condition. A prior email responses from Michelle Lynch seemed to indicate that this was the case, stating: "To clarify that is the minimum requirement per the code, however, since you are proposing trees along the perimeter as

[1] "For the records, the County Code sections being cited are not the responsibility of the Fire Department to enforce. Aside from compliance with the Title 32, LA County Fire Code, you must comply with Title 22, Zoning Code, requirements.

My original statement regarding the trash enclosure being located within the fire lane was strictly informational. Per the Zoning Code referenced below, I retract my statement."

shown in the conceptual architectural, it will also meet those requirements."

Please confirm that the existing landscape plan is sufficient to comply with the condition.

4. Recording of Grant

Condition Reference:	CUP RPPL2025003569 #7
Condition Text:	Recordation. Prior to the use of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Applicant, or the owner of the subject property if other than the Applicant, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property
Applicant Request:	Confirmation of Process to Comply
Explanation of Request:	This item has been included to confirm a prior email response from Michelle Lynch regarding how to comply with this condition in which she stated: "Once approved and after the appeal period, you will be given instructions to record the conditions or approval (Map, CUP and Department Conditions) with the Registrar-Recorders (RR) office. The RR will provide you a copy that these conditions were recorded and then you provide that certified copy to us. It will now be recorded against the property regardless of ownership."

5. Recording of Covenant for Condo Projects

Condition Reference:	VTTM 84788 #24
Condition Text:	Covenant and Agreement for Condominium Project. Prior to final map recordation, the Applicant shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of

	tenancy due to sale of the condominium units. The Applicant shall record said covenant and agreement concurrently with the recordation of the final map
Applicant Request:	Clarification of Applicability / Request for Removal
Explanation of Request:	This condition refers to tenant notifications of intention to sell condo units. The proposed project has no tenants. This condition appears to be written for a condo conversion. The proposed project is not a condo conversion. Can this condition be struck, or if it cannot be struck, can County provide written response that it is not applicable to the proposed project?

6. Tribal Consult

Condition Reference:	VTTM 84788 #33 to 37 CUP RPPL2025003569 #18 to 22
Condition Text:	Too long to quote -- please refer to Exhibit D
Applicant Request:	Please provide copy of Tribal Consult Letter
Explanation of Request:	Applicant would like to see a copy of the Tribal Consult Letter for purposes of completing scoping of agreement with indicate Tribal Monitor.

7. Goverdale & “D” Drive Intersection

Condition Reference:	VTTM 84788 – Land Development Division – Road #4
Condition Text:	The road alignment as shown at “D” Drive and Grovedale Street is not necessarily approved. Achieve a continuous centerline alignment between “D” Drive and Grovedale Street.
Applicant Request:	Revise Condition Based on Prior Public Works Staff Review
Explanation of Request:	Applicant has previously reviewed this item with Public Works staff person Berdj Mirakian who reported that “we can waive that condition however we would like you to add a stop sign for the driveway.” See copy of email at the bottom or this section.

Based on this, Applicant requests the condition be revised as shown below:

"The road alignment as shown at "D" Drive and Grovedale Street is not necessarily approved. Confirm proposed alignment to the satisfaction of Public Works. Add stop sign at intersection. ~~Achieve a continuous centerline alignment between "D" Drive and Grovedale Street.~~"

From: Berdj Mirakian<[redacted]

Sent: Thursday, May 28, 2026 11:32 AM

To: Anthony Ng <[redacted]

[redacted]

Subject: RE: EIMP2026000176 (5034 Clydebank Avenue Covina, CA 91722)

Hi Anthony,

Sorry for the late response. After discussing with our management, we can waive that condition however we would like you to add a stop sign for the driveway. This will remedy any safety concerns. Have you submitted signing and striping plans for the project yet? Please include it within that set.

Thank you.

Berdj Mirakian
Principal Civil Engineering Assistant
Los Angeles County Public Works
Office (626) 458-4921

EXHIBIT B

Summary of Applicant-Sponsored Community Information Workshops

In response to the County's request for an outreach effort to inform the community regarding the proposed project, Applicant:

1) Created an informational Web Page with a summary of the proposed development, answers to typical questions, and an announcement of a community information workshop to be held on 5/27/2026.
2) Mailed via USPS workshop invitations for the 5/27 event to all addresses within 1000' of the subject site.
3) Held the 5/27 event attended by approximately 70 persons
4) Based on the response to the 5/27 event, held an additional community information workshop on 7/8/2026 to provide an opportunity for the Applicant and County representatives to provide answers to common questions raised at the 5/27 event.
5) Publicized the 7/8 event via flyers handed delivered by Applicant to all properties in the area defined by Little Dalton Wash, Lark Ellen, Arrow Highway and Big Balton Wash. Additionally, mailed notices were mailed via USPS to all addresses within 1000' of the subject property.

The following summarizes the two (2) community information workshops.

May 27, 2026 Event

The May 27th meeting was held at Gladstone Middle School library and started at 5:30 PM. Approximately 70 community members attended. County staff in attendance included SD1 Senior Planning Deputy Guadalupe Duran-Medina and SD1 Senior Field Deputy Eva Thiel Maiz. In addition to senior members of the Applicant's development team, members of the Applicant's CEQA and land use planning consultant teams were on-hand to assist with technical questions.

The session was formatted around a series of discussion group stations on key topics: a) proposed development program; b) community amenities; c) affordable housing; d) traffic and circulation; e) CEQA process; f) next steps in the entitlement hearing process.

While some attendees would prefer that the site remain undeveloped, most attendees were not specifically against new housing on the site. Rather, the comments tended to be on what was the appropriate amount of housing that could be accommodated on the site?

Common community perceptions and related questions that were raised at this meeting included:

- How can the County allow this number of houses on the site?
    - Answer: The project is compliant with County land use and zoning standards as allowed through the County's implementation of the State of California Density Bonus Law (SDBL).
- How much parking will be provided and how will my neighborhood parking be impacted? Will new residents from the development be allowed to park on the public streets?
    - Answer: The project exceeds County parking standards for the zone by 8 spaces. Applicant believes that sufficient parking has been provided on-site, however, local public street parking is intended for use by all, so new residents of the proposed development may park on the public streets.
- Given that there are only 2 points of access to the neighborhood (i.e., from Tudor and Gragmont/Clydebank), is this access sufficient to provide for emergency response and to safely evacuate the neighborhood if these was a need?
    - Answer: County Public Works and Fire Department have reviewed the proposed development plans and sufficient access is available to the neighborhood and project site.
- Many attendees asked how the new development would impact local traffic? Is there sufficient capacity to support the new trips that would be coming from the proposed project?
    - Answer: Applicant explained the County's established CEQA transportation traffic review process and reported that there would only be 103 net new trips generated by the project, which fell below the County's VMT screening threshold of 110 net new trips. Based on this analysis, the proposed development is not expected to have a significant impact on local traffic and circulation.
- Much of the traffic discussion was centered on recent changes made by the County to Lark Ellen Avenue. Homeowners argued that the existing bike lane has worsened traffic by narrowing the roadway to a single lane and pointed to the absence of traffic signals at two intersections as a source of bottlenecks for residents entering or leaving the neighborhood. Many attendees asked if the Lark Ellen 'road diet' (i.e., bike lanes that removed 1 lane in each direction) could be removed?
    - Answer: Applicant explained the County's changes to Lark Ellen were not part of the proposed project. Applicant and representatives of County Board Office #1 offered to get more information about these Lark Ellen roadway improvements to share at a later date.
- A few attendees asked about how the development would improve street flooding conditions that occur during large storms?
    - Answer: Applicant explained the County Public Works had reviewed and approved hydrological and storm water improvements for the proposed project. No flooding issues were found through this process. Applicant offered to further research the issue and provide more information about storm water items to share at a later date.

- A few attendees asked if views of the San Gabriel Mountains would change?
    - Answer: Applicant explained that no view analysis was completed as the County has no view protection regulations for this site. Applicant offered to further research the issue and provide more information about storm water items to share at a later date.

As summarized above, Applicant answered these questions based on the technical content of its planning application and based on the expertise of its consultant team in attendance.

To further address community questions, the Applicant agreed to hold another info session and sought to invite County staff to participate to address the community's questions directly.

Finally, several attendees commented on the format of the meeting itself, indicating that a presentation format would have been better to get the information across. Further, a dedicated Q&A session was requested.

July 8, 2026 Event

The July 8th meeting was held at Gladstone Middle School multi-purpose room at 5:30 PM. Approximately 80 community members attended. In addition to the Applicant's team, the following County staff members participated in the meeting:

- SD1 Senior Planning Deputy Guadalupe Duran-Medina
- SD1 Deputy Director Ryan Serrano
- LACO Fire Marshall, Chief Richard Stillwagon
- Supervising Fire Prevention Engineering Assistant, LACO Fire Dept., Juan Padilla
- Supervising Regional Planner/Land Divisions Section Head, Dept. of Regional Planning, Josh Huntington
- Principal Planner, LACO Dept. of Regional Planning, Michelle Lynch
- Senior Civil Engineer, LACO Dept. of Public Works, Kent Tsujii, P.E., and
- Senior Civil Engineer, LACO Dept. of Public Works, Steve Martinez, P.E.

Based on community requests from the first info session, this event was formatted as a as a formal meeting with an agenda and prepared presentation with a follow-up Q&A at the close of the meeting.

A copy of the presentation used during the session is attached. The content in this presentation was specifically focused on addressing community questions from the first session, and the Applicant and County staff jointly spoke to the community using this presentation to explain the proposed project and to answer the community questions.

The meeting followed the agenda below:

AGENDA

Topic	Presenter	Time
1. Welcome / Meeting Purpose	Tim Sales RC Homes Guadalupe Duran-Medina County of Los Angeles, Office of 1st District Supervisor Hilda Solis	5 min
2. Proposed Project Summary & Status	Tim Sales RC Homes	10 min
3. Key Issue #1: Planning & Entitlements	Michelle Lynch County of Los Angeles Department of Regional Planning	10 min
4. Key Issue #2: Fire Safety & Emergency Response	Juan Padilla County of Los Angeles Fire Department	10 min
5. Key Issue #3: Traffic, Parking & Circulation	Simon Lin EPD Solutions Kent Tsujii Los Angeles County Department of Public Works	10 min
6. Q&A	All	30 min
7. Wrap-up / Closing	Tim & Guadalupe	5 min

Attendee comments and questions during the Q&A session remained focused on traffic and congestion, including worries of increased congestion and possibilities that emergency vehicle response times would be degraded. These concerns were directly addressed by representatives of County Fire and County Public Works staff who reported that the neighborhood has sufficient roadway capacity for both emergency response and for traffic circulation, with and without the proposed development.

Attendees also continue to express concerns about the recent roadway changes along Lark Ellen which they felt made entering and existing the neighborhood at Tudor and Gragmont/Clydebank difficult, due to long waits for gaps in oncoming traffic. The existing bike lane was again cited as a constraint on street capacity, with residents anticipating that accidents along Lark Ellen Avenue would become more frequent as a result. Some suggested reducing the total number of homes in the project as a way to manage traffic volume. Staff from Public Works reiterated the technical sufficiency of the project traffic study and also noted that the Lark Ellen changes were not related to the proposed project.

Attendees also raised parking questions, requesting that the Applicant add more parking. Applicant did not agree to these requests and noted that the project already provides more parking that is required by the zoning distract and a great deal more than what could be provided based on available SDBL lowered parking standards available to the proposed

project. Questions were raised about how the HOA would ensure garages are used for vehicles rather than storage, and residents requested clarity on which HOA company would oversee and enforce street parking rules. Applicant advised that the community would be managed by a professional HOA management company and that CC&Rs would require that parking garages be used for parking; not for storage.

On infrastructure and construction, residents noted that existing community streets need repairs and suggested that Groverdale Street be widened to accommodate additional traffic. Concerns about flooding-prone streets during heavy rain resurfaced, alongside questions about whether existing streets would need to be excavated to connect new plumbing lines and whether the community's current plumbing infrastructure — seen as outdated - would be renovated as part of the project. Public Works representatives noted these comments and the Applicant's civil engineer addressed the project plans for water system upgrades and other infrastructure planning issues.

Residents also sought clarity on which streets would be closed during construction, permitted construction hours, and what mitigation measures would be offered to homes adjacent to the construction site. Applicant advised that no streets would be totally closed for construction, thought short term lane closures could be possible. Further, the project will be required to abide by County construction hours as per code.

Housing affordability and equity generated discussion. Residents asked for and Applicant provided pricing information on market-rate homes and affordable homes. Some expressed concern that the inclusion of low-income units could reduce neighboring property values, requesting that their number be limited. Others called for a socio-economic and racial equity impact study, noting that Latino households are more likely to live in multi-generational arrangements and less likely to qualify for affordable housing assistance. Applicant responded that all homes will be available to all eligible homebuyers, as required by County requirements.

Residents also raised interest in green space and community amenities, requesting that a park be incorporated into the development and expressing a broader desire for additional public green space. Applicant explained that the sidewalk and parkway along the perimeter of the site would be greatly enhanced with street lights, trees, and new sidewalks to provide a linear park for walking and dog walking. In addition, a publicly accessible pocket park will be located at the perimeter of the site near the southwest corner of Tudor and Clydebank to further enhance the perimeter of the site as a community amenity.

Questions about schools also arose, with residents asking how local school districts would accommodate the additional families expected to move in. Applicant advised that questions regarding actions and plans of the Azusa Unified School District should be directed to the District.

On environmental review, residents asked whether an environmental impact report had been completed and requested that its findings be shared. County Planning and Applicant staff explained the required CEQA process and how it met the requirements for full environmental review, indicating that the project's CEQA study was tiered from and fully compliant with the recently certified EIR for the County's community plan for this area.

At the close of the meeting, attendees were reminded that there would be a public hearing at the Regional Planning Commission on 9/2/2026, that local residents would receive a public hearing notice card from the County via US mail and that public comments could be submitted ahead of the meeting or at the meeting (in person or via Zoom). Attendees were provided the contact information of the County staff in attendance.

EXHIBIT C

From: DRP Public Comment
Sent: Tuesday, September 1, 2026 6:39 AM
To: Michelle Lynch; Joshua Huntington
Cc: DRP Public Comment
Subject: FW: Opposition: Project No. PRJ2025-002162-(1)
Attachments: Community Notice and Statement of Concern Regarding Proposed Redevelopment of Ellington School Property updated 5-29-2026.pdf

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

All official correspondence is issued solely from *[Name]@planning.lacounty.gov* and *donotreply@lacounty.gov* email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: Covina Residents [redacted]
Sent: Tuesday, September 1, 2026 2:33 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Opposition: Project No. PRJ2025-002162-(1)

CAUTION: External Email. Proceed Responsibly.

Hello,

My name is Jessica Crowley, and I helped create the No Cove at Clydebank petition to block Project No. PRJ2025-002162-(1). Over the last several months, I have watched as this project continues to move forward with limited oversight. After attending a community meeting about the project a few months ago that left our residents feeling unheard, we knew we had to take further action.

We are coming to you today to ask that you vote “no” on this project. Some of the most alarming issues we’ve identified are as follows:

Insufficient Traffic Study
During the community meeting, we learned that RC Homes conducted their own traffic study, which would allow the county to forgo conducting their own. The major issues with the study our community has identified are as follows:
A national average was used as a baseline rather than the actual traffic in our

neighborhood.
The baseline traffic referenced was based on traffic from when Ellington Elementary was still open even though the school has been closed for nearly 4 years, which resulted in an under-representation of the traffic changes.
Lark Ellen is currently a 2-lane road, however, it was previously a 4-lane road, which mitigated traffic in the neighborhood.
The study did not account for our neighborhood being a closed-in neighborhood with one way in and out. This means the school traffic was over-represented in the study when in reality, the majority of school children attending the school lived within the neighborhood. Therefore, the school traffic did not create additional traffic, rather the majority of the school traffic already existed in the neighborhood.
For the reasons listed above, we are asking the county to conduct their own, independent traffic study.
Azusa School District Capacity
One of the most alarming discussions at the community meeting with RC Homes was the response to the school district's ability to absorb additional children.
When asked how Azusa school district would absorb the additional school children from the 104 homes, we were told that it was not a requirement, and therefore, no one looked into it.
Residents within our community have already noted that Azusa school district is strained, forcing many children to be in over-crowded classrooms and sometimes be forced to switch classrooms after the school year has already started.
We are calling on this committee to require RC Homes and Azusa School District to create a strategic plan for absorbing potentially over 100 children, and that the plan include specific examples of changes the district plans to make to ensure teachers have the resources to be able to teach students effectively.
Emergencies
When asked how our residents could rest assured that there was a sufficient evacuation plan in the event of an emergency due to a potential increase of over 200 cars in the neighborhood, the fire Marshall told residents within our community that if there was an emergency, we should leave on foot.
We are asking for a safety/evacuation plan to be provided by the fire Marshall.
Limited Parking
Street parking within our community is already limited due to a high percentage of residents with an additional car for work.
With a limit of 2 spots per house, even for 4-bedroom homes, residents will be forced to park on already crowded streets.
We are asking for a survey of the neighborhood to get specific predictions on how this would impact parking spots and create potential dangers from overcrowding in our streets.
Water
The water in our neighborhood is already strained, with water being cut off temporarily as recently as July.
We are calling on the committee to request a full evaluation of the water system, and

mandate that the project be sourced from non-residential sources.

Wildlife and greenspace

During the meeting, RC Homes reported that just over 1 acre of the 8.5 acre space would include greenspace. The reported greenspace included private yards for the homes, which means that there is no proposed public space for current neighborhood residents.

RC Homes reported that there were no trees on the current lot and that they will begin planning trees along the complex. There are, in fact, several large oak trees on the property, which house owls, skunks, parrots, and other wildlife.

We are asking the committee to consider the environmental impact on our neighborhood's current ecosystem.

Socioeconomic Impact

To our knowledge, no surveying of the neighborhood had been done prior to this project's proposal.

Through door-to-door canvassing and community meetings, we have learned that many of our current residents:

Live in multi-generational households

Have lived in the neighborhood for decades and/or generations

Are seniors caring for themselves

Are latino

Many of the groups listed above are vulnerable groups with disproportional rates of housing instability and/or are disqualified from qualifying for affordable housing. The affordable housing units are not an option for some of these groups. Further, the changing demographics moving into over 1 million dollar homes may actually drive some of these groups out of this neighborhood due to gentrification, which could potentially create more housing instability.

We are asking for a study to be conducted on the socioeconomic impact of the neighborhood prior to any authorization of this proposal.

Community Input

Residents within our community already use Alice M. Elementary as a refuge.

We are calling on this committee to require oversight from LA County so that RC homes and/or Azusa School District can work with residents to develop alternatives to this 104-home mega complex.

After surveying residents, most of the neighborhood would like to see:

A park/playground

A senior center

A community center

A community pool

A compromise where part of the lot can be used to build homes and the other half would be used to build one of the above

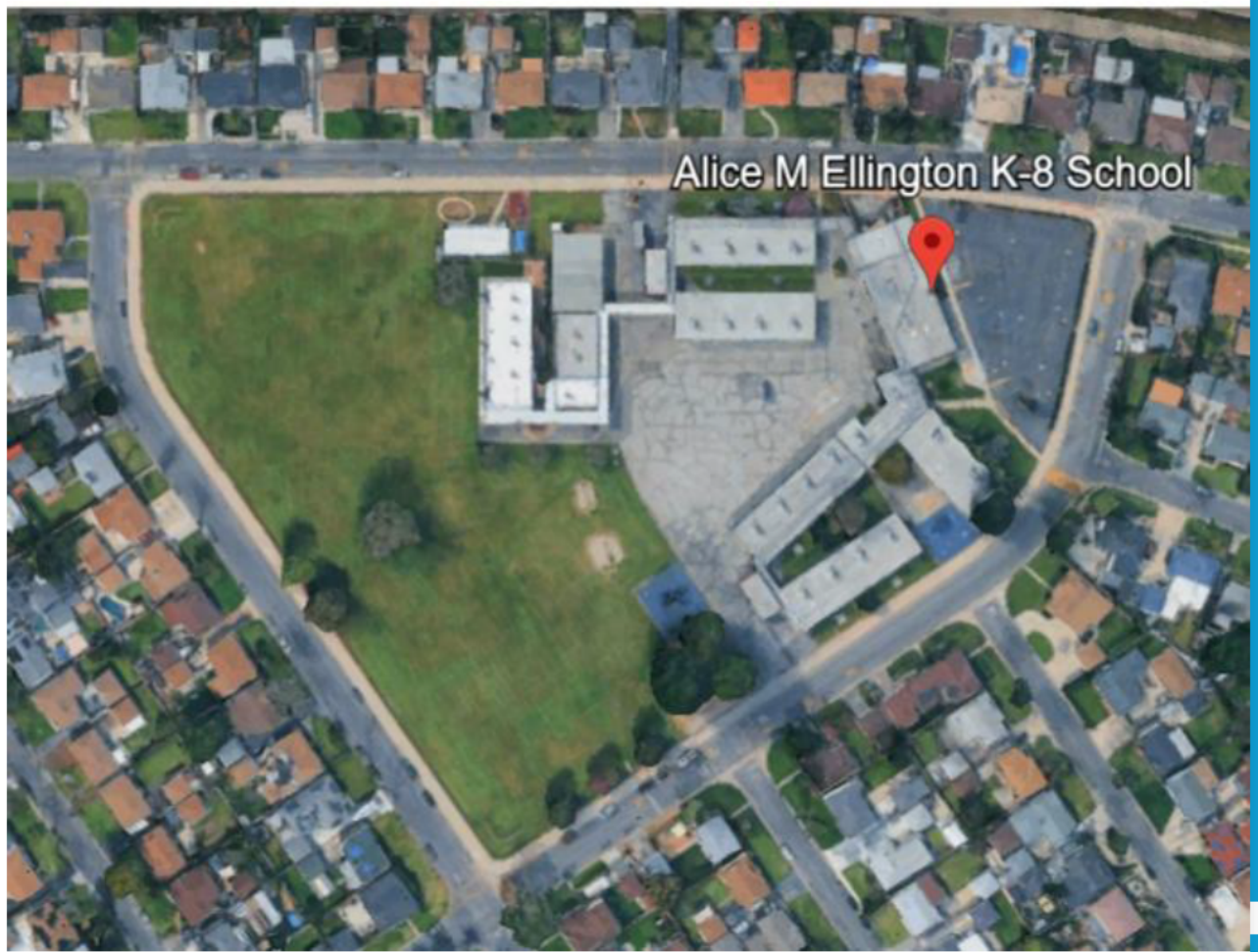
In conclusion, the residents within our neighborhood overwhelmingly oppose the proposed housing complex and ask that this committee vote no on this project.

Thank you,
Jessica Crowley

COVINA COALITION

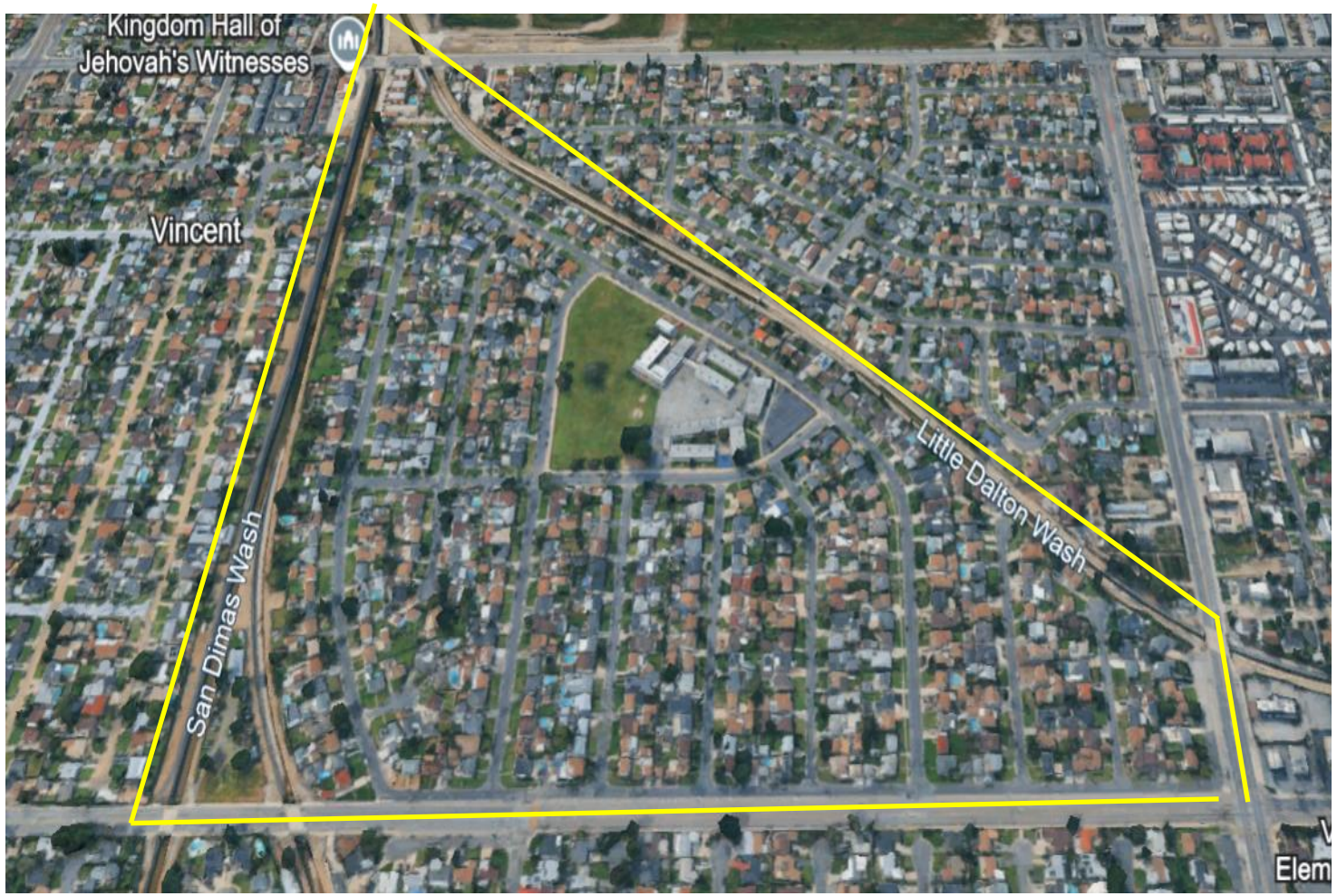
Our community will be heard

Community Notice and Statement of Concern Regarding Proposed Redevelopment of Ellington School Property



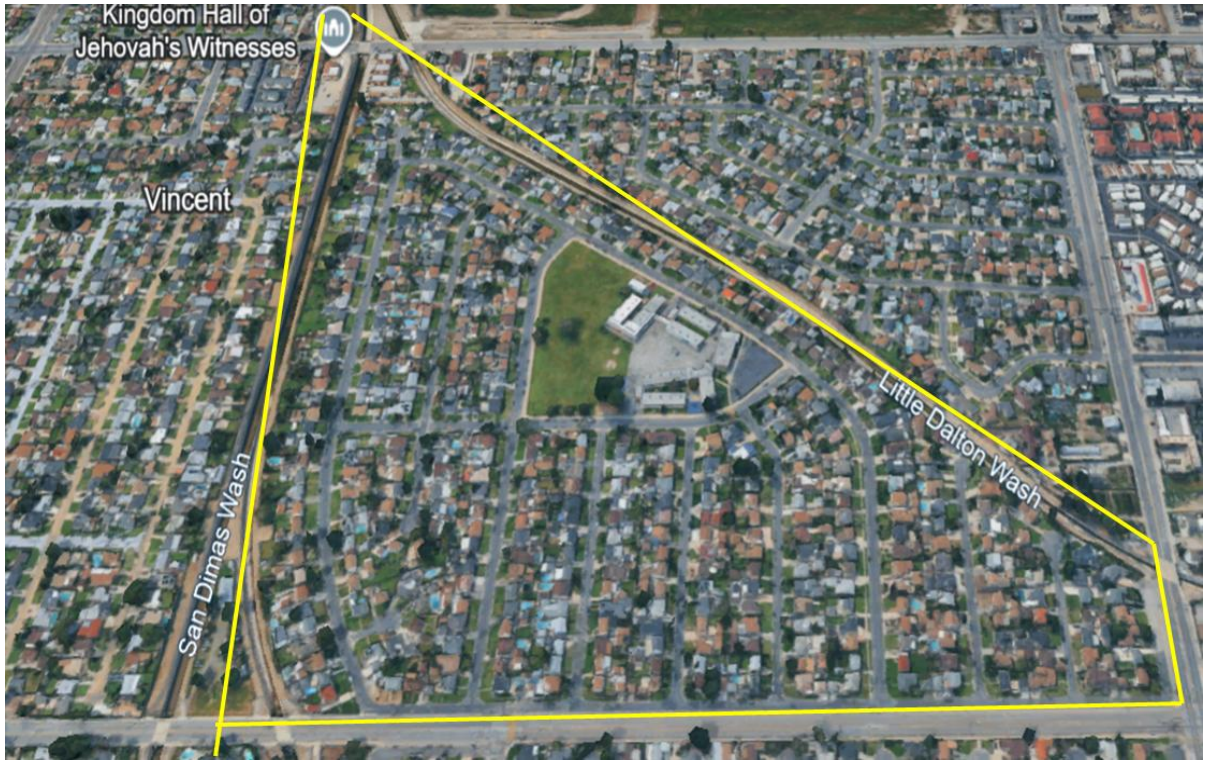
This is the region or specific neighborhood:

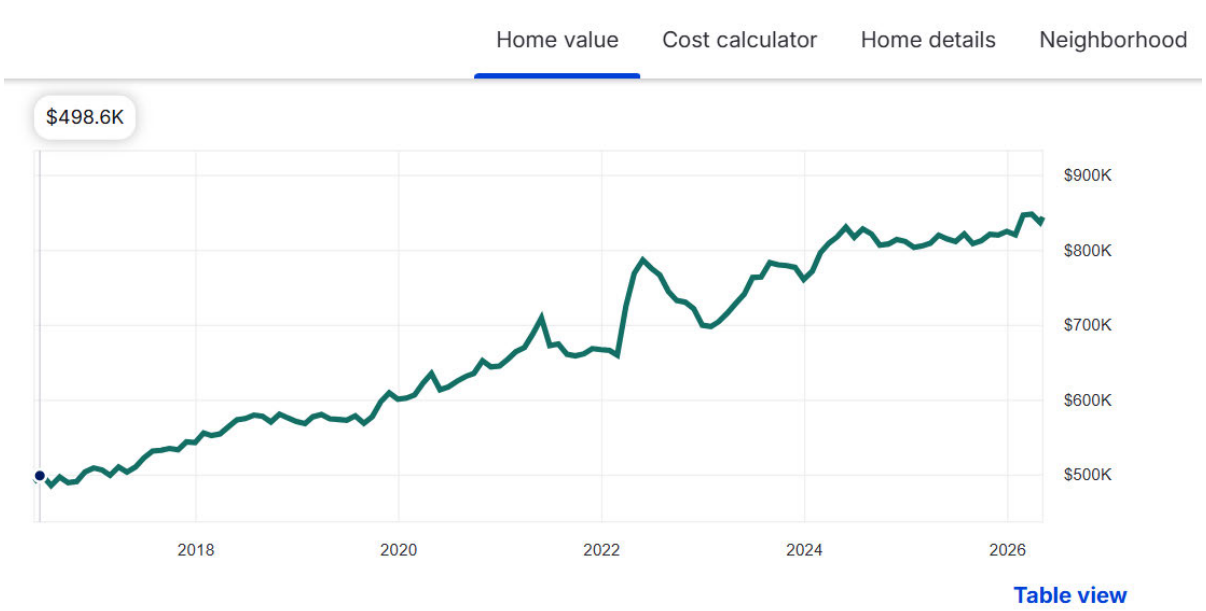
(Covina, Ca 91722) and surrounding neighborhood within boundary.
Cross Streets are Arrow Highway and Lark Ellen



1. This neighborhood “pod” holds several hundred single family homes now.
2. These homes were all built in 1955 as a track
3. Most of the residents have owned their home for 35-45 plus years
4. The average square footage in the pod is approx. 1700-2200 sq ft
5. The average lot size is 6000 sq ft with some lots as large as 15,000 adjacent to Little Dalton Wash
6. The median Home price range is approx. $750,000 - $950,000 as of 2026
7. The average equity growth per home over the past 10 years is approx. $365,000 (2016-2026).







The specific region is outlined by the yellow lines.

- This sector is surrounded by:
  Arrow Highway (North)
- Lark Ellen Ave (East)
- Little Dalton Wash (West)
- And San Dimas Wash (South)

- There are only (2) streets to enter this “Pod” or “Closed Community” housing section that already services over 1000 cars.
- Most homes in this “closed community” already have 2-3 cars, RV’s, Boats, and Trailers.
- The daily morning commuter congestion and afternoon drive already causes sever wait times and bottle necks at the only (2) ways in or out of this closed community.



COVINA COALITION

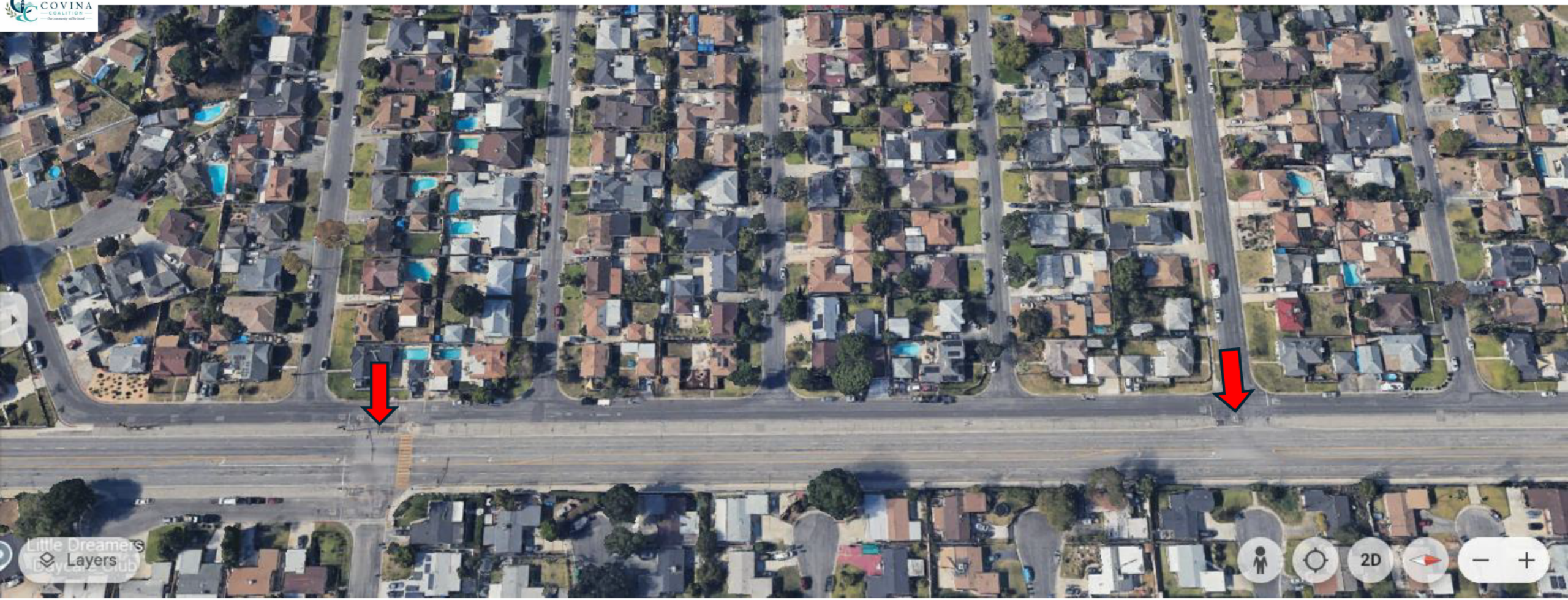









Tudor St (left) and Gragmont St (right) are the only access streets allowing cars to come in the neighborhood or exit due the lang median on the main street below (Lark Ellen)



Here is a closer view of Tudor Ave (Left) and Gragmont (right). Due to the cement median on Lark Ellen (main road at bottom), these 2 small streets are jam pack day and night with cars lined up to get out causing lines of car waiting their turn in line for oncoming traffic on Lark Ellen



Here is a closer look at the cement median preventing cars to enter or exit off any other streets in the entire neighborhood.

Tudor Entrance / Exit showing Lark Ellen Median



Tudor Entrance / Exit showing Lark Ellen Median





Here is a closer look at the cement median preventing cars to enter or exit off any other streets in the entire neighborhood.

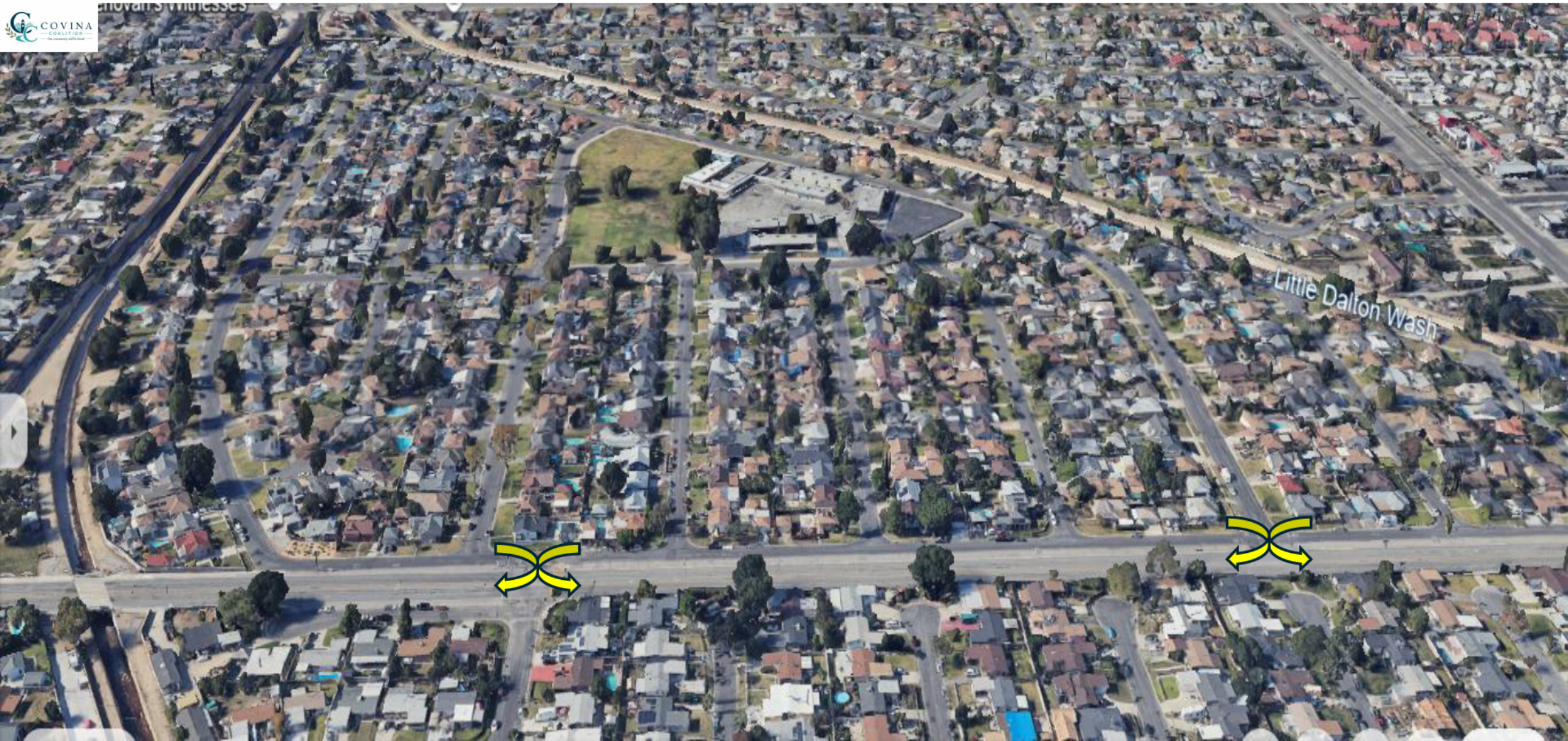
Gragmont Entrance / Exit showing Lark Ellen Median

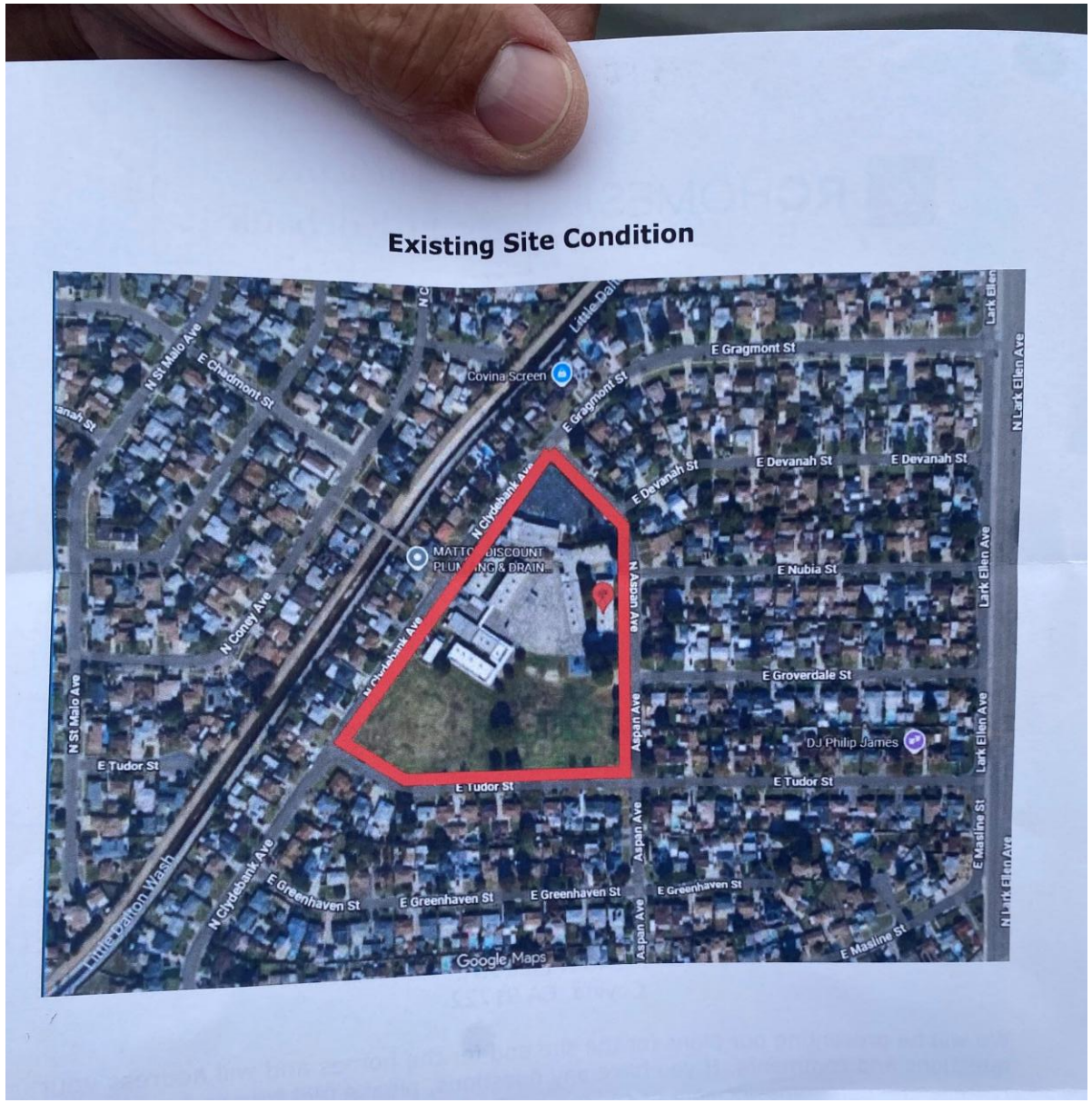


Gragmont Entrance / Exit showing Lark Ellen Median



There is simply no logical way to justify adding to the existing density with 104 new homes with multiple cars adding to the pressure to get in and out of this closed community.





RCHOMES

The Cove at Clydebank
COVINA

138 1 AV 0.593
000138 T2 P1 *******AUTO**5-DIGIT 91722
LOUIS RIVERA
16711 E GRAGMONT ST
COVINA CA 91722-1116

My name is Patrick Chien and I work for RC Homes (https://rchomesinc.com/), a leading Southern California developer and homebuilder. RC Homes submitted an application to the County of Los Angeles for a proposed residential community located on the site of the former Alice M Ellington Elementary School (5034 N Clydebank Ave).

The new community will be called Cove at Clydebank and will provide 104 for-sale, 2-story homes single-family detached homes. Each home has at least three bedrooms, at least two bathrooms, and an attached 2-car garage.

To learn more, please visit http://www.clydebankinfo.com/hello or join us for an in-person community information session:

Wednesday, May 27, 2026
5:30–7:30 PM
Gladstone Middle School Library
1340 N Enid Ave
Covina, CA 91722

We will be presenting our plans for the site and for the homes and will address your questions and comments. If you have any questions, please feel free to email me at patrick.chien@rchomesinc.com or call me at (213) 902-0074.

I look forward to seeing you on May 27th.

Sincerely,

Patrick Chien
RC Homes

Community Notice and Statement of Concern Regarding Proposed Redevelopment of Ellington School Property

Following the announcement by City of Covina concerning the sale and proposed redevelopment of the former Ellington School property to RC Homes, a coalition of concerned residents and property owners within the surrounding residential community has been formally organized to evaluate the potential impacts of the proposed development.

- The coalition represents a substantial number of homeowners within the approximately 600-home residential enclave directly affected by the proposed project. Residents have expressed significant concerns regarding the anticipated increase in residential density, traffic congestion, infrastructure strain, and the resulting adverse impact on property values and community character.
- Historically, the presence of the K–8 educational facility served as a material component in many homeowners' purchasing and investment decisions due to its proximity, accessibility, and contribution to the neighborhood's overall desirability. The removal of the school and conversion of the property into a high-density residential development substantially alters the nature and long-term planning expectations of the community.
- According to publicly discussed development concepts, the proposal may include the construction of more than 100 two-story residential homes. Residents contend that such development would materially obstruct previously unobstructed views of the San Gabriel Mountains, diminish the aesthetic character of the neighborhood, and significantly increase vehicular traffic within an already constrained ingress and egress system.
- Particular concern has been raised regarding the projected addition of more than 200 vehicles utilizing only two primary access points servicing the community. Residents believe this increase may create substantial public safety, traffic flow, and emergency access concerns, particularly during peak traffic periods.
- Homeowners further anticipate that excessive density and infrastructure overextension may negatively affect residential market values, reduce historical appreciation trends, and impair long-term equity growth that has characterized the neighborhood for several decades.
- The coalition currently includes architects, licensed California general contractors, city project managers, legal analysts, and corporate attorneys who are collectively reviewing the proposed project, applicable zoning and planning procedures, environmental and traffic considerations, and the overall density feasibility associated with the redevelopment proposal.
- Coalition members are actively monitoring proceedings related to the proposed development and intend to attend future public meetings concerning the project. The coalition seeks transparency and accountability regarding the decision-making process undertaken by the City of Covina and the proposed plans by RC Homes, including but not limited to traffic mitigation, infrastructure capacity, environmental impacts, and community preservation measures.

The coalition reserves all rights available under applicable California law, including the potential pursuit of legal remedies should it determine that adequate planning, environmental review, density mitigation, or public safety considerations have not been properly addressed.

COVINA COALITION

SUMMARY OF NEIGHBORHOOD MEETING WITH RC HOMES ON 5/27/26

- Not all residents and homeowners within the closed community that will be ultimately affected received the Meeting Notice because it came in a plain white envelope and would easily be considered junk mail. Despite RC Homes claim that everyone received the meeting notification, many did not and we spread the word ourselves to as many as we could but with several hundred homes within this “Pod or Closed Community”, most did not show so let’s begin here as this was not a greatly organized event. RC Homes will surely claim they did their part of that we are sure.
- The meeting was organized at Gladstone School across the street from the community affected.
- There were polite refreshments, complimentary water, name badges, and over 15-20 colored renderings showing the master planned community called “The Cove” at Clydebank (Ave). The word “Cove” indicates they are aware that it is a closed community and cove much like a cul-de-sac. This is relevant to our concerns and obviously evident to L.A. County (seller of the property) and RC Home (Buyer & Developer of the property).
- The room had 75 plus residents attending but less than 50% of the homeowners and residents that will be affected by the project.
- The meeting began with Matt Livingston (President of RC Homes) who was pleasant throughout (unlike his team that accompanied him). Apparently, they must have anticipated that the residents would all embrace the planned community project and upgrade to the neighborhood as well as increase3d values the (15) new $250,000 affordable Housing units would bring as well as the remaining 189 2 story homes valuing close to $1 million dollars each (according to Matt). Ordinarily, this would be great news except the project is in a “COVE” or “Closed Community” with several hundred single family homes already experiencing severe wait times entering and exiting the only (2) available ways in or out?
- To say that the RC Homes team was off guard is an understatement and quickly evident in their unwillingness to address group questions. Instead, they preferred to suggest us breaking into groups and quietly without commotion deal with their respective teams rather than address or field our concerns on “Required Traffic Impact Reports on the community” as well as a “Required Density Feasibility Study” and the impact of potentially 200+ additional cars added to this COVE.
- We DID break up into groups because we were not given the courtesy of a group Q&A as they had no interest or patience in fielding our concerns. When meeting with RC Homes Traffic Engineer, Simon, we asked about the required Traffic and Density Reports and would he share them with us. His response: “Los Angeles County said we were not required to do them…but we did our own internal study, and we’ve determined your community will only be affected by as few cars as 65 additional per day” . (WHAT?!@#).

SUMMARY OF NEIGHBORHOOD MEETING WITH RC HOMES ON 5/27/26 (continued)

- Apparently, the Seller (in this case Los Angeles County) waived the sensibility portion of the Due Diligence Responsibilities of the purchaser (RC Homes)?
- Really, we certainly hope not because that is a serious conflict of interest and the Covina Coalition has secured a legal team that is carefully watching and waiting. If this project moves forward without satisfying the minimum required effects on this closed community and negatively impacts the living conditions due to density, over crowding, added wait times entering and exiting this closed community and we can prove that it negatively hinders the continued growth and equity gains in our investments, there will clearly be legal action taken to both Los Angeles County (seller) and RC Homes (buyer).

- Side note: The community as well as The Covina Coalition will reach out to L.A. County Supervisors including Hilda Solis' office to request a private hearing with residents (not to include RC Homes) so homeowners, investors, and community residents (all of them this time) can be heard and our concerns adequately addressed before deciding on legal action.


Bygrove St
16800 B



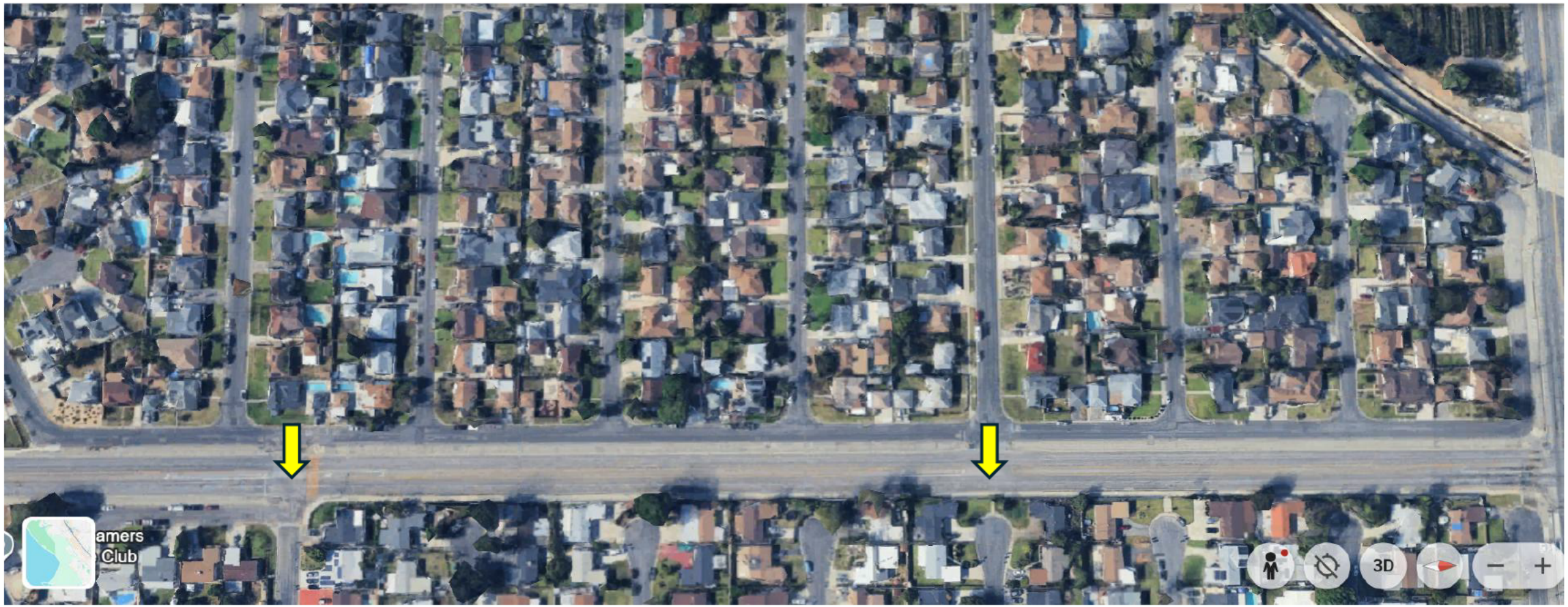


Recommendations of Compromise

- The homeowners, investors, and residents living within this closed community know that something positive must be done with the current closed property (formerly Ellington School).
- The project could, no doubt enhance the neighborhood and value based on the master plan renderings.
- The primary challenge is NOT the 104 new homes…it's the 200+ cars that come with it in an already congested COVE / CLOSED COMMUNITY.
- This cannot be glossed over by Los Angeles County, The City of Covina, or RC homes and was evident in the 1st meeting. The tension was everywhere and stifling the questions and ignoring them with ridiculous internal impact claims only exacerbated the resident more.
- There is one more new obstacle and challenge: The property was sold to RC Homes well BEFORE a new 2-way bike lanes were added to Lark Ellen St. T
- he normal 4-way street is now a 2-way street causing new traffic congestion on Lark Ellen at high traffic times making the wait time 5 times longer to enter or exit this community.
- This bike lane alone has made it so much worse than before.
- Imagine another 200+ cars from the proposed Cove at Clydebank.
- If the development is to be considered in a mutually positive way, the existing traffic pressure as well as the new forecaster traffic pressure need to be released as would any situation that its bloating and growing.
- Surgical procedures always recommend releasing pressure when any painful condition is present.
- Structural Engineering and mechanical engineering always designs pressure release valves to prevent explosions and is automatically the highest safter precaution in the design concept.
- If releasing pressure is a common-sense solution and precaution with everything in life, why are we waiving that responsibility now and ignoring the obvious signs of stress before adding more content to the bulging symptom?

Recommendations of Compromise

- There are currently only 2 ways in and 2 ways out for several hundred existing residents in this “Closed Community”. Now that Lark Ellen has a 2-way Bike Lane, the street is continuously full and congested causing new longer wait times than only 1 year ago.
- There is NO WAY another 200 cars will not negatively affect the neighborhood and home values by adding density with 200+ more cars.
- A Real Traffic Impact Report and Density Study will validate this statement (if it were not waived by the seller).



Recommendations of Compromise

- **Compromise #1**
- ***Terminate the Bike Lane completely on LARK ELLEN*** as it has only contributed to comprehensive bottleneck by reducing the car lanes from 4 lanes to only 2.
- Additionally, the new San Dimas Wash bike lane works great and plenty of people use it daily because of the side walk access on Lark Ellen. NO ONE rides on the street on Lark Ellen at all rendering it wasteful.

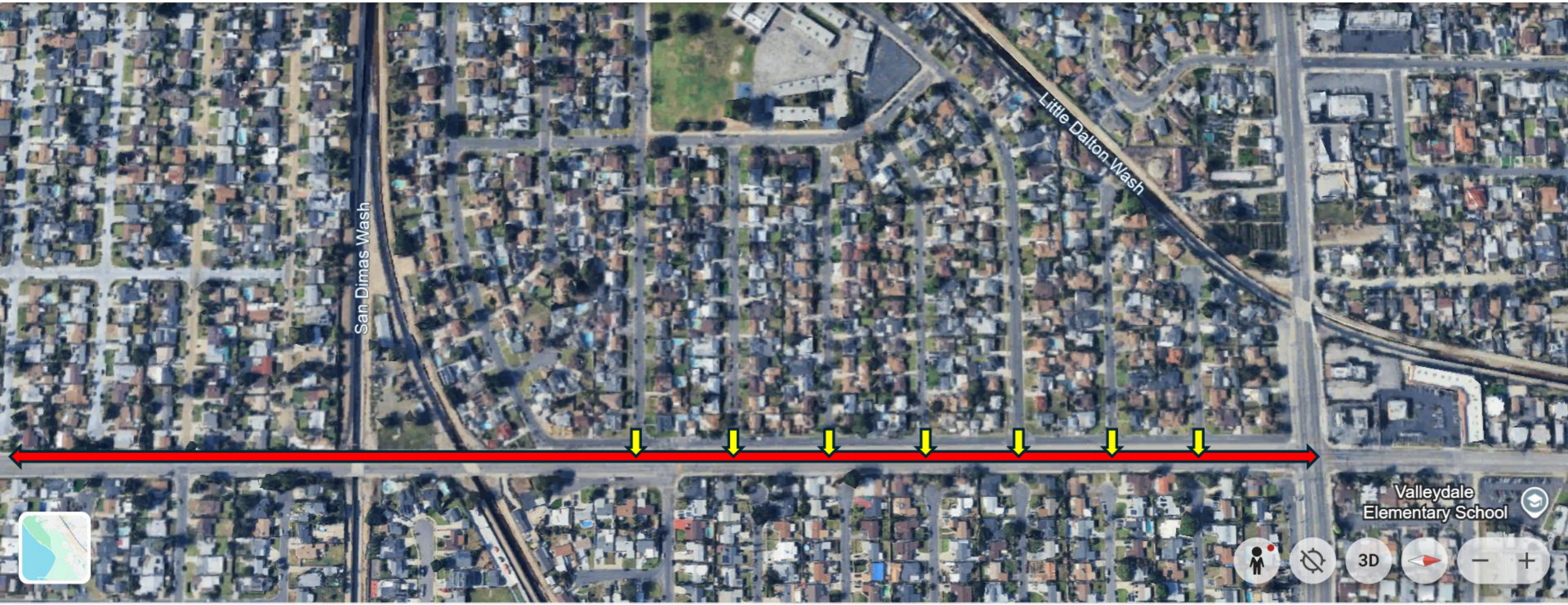


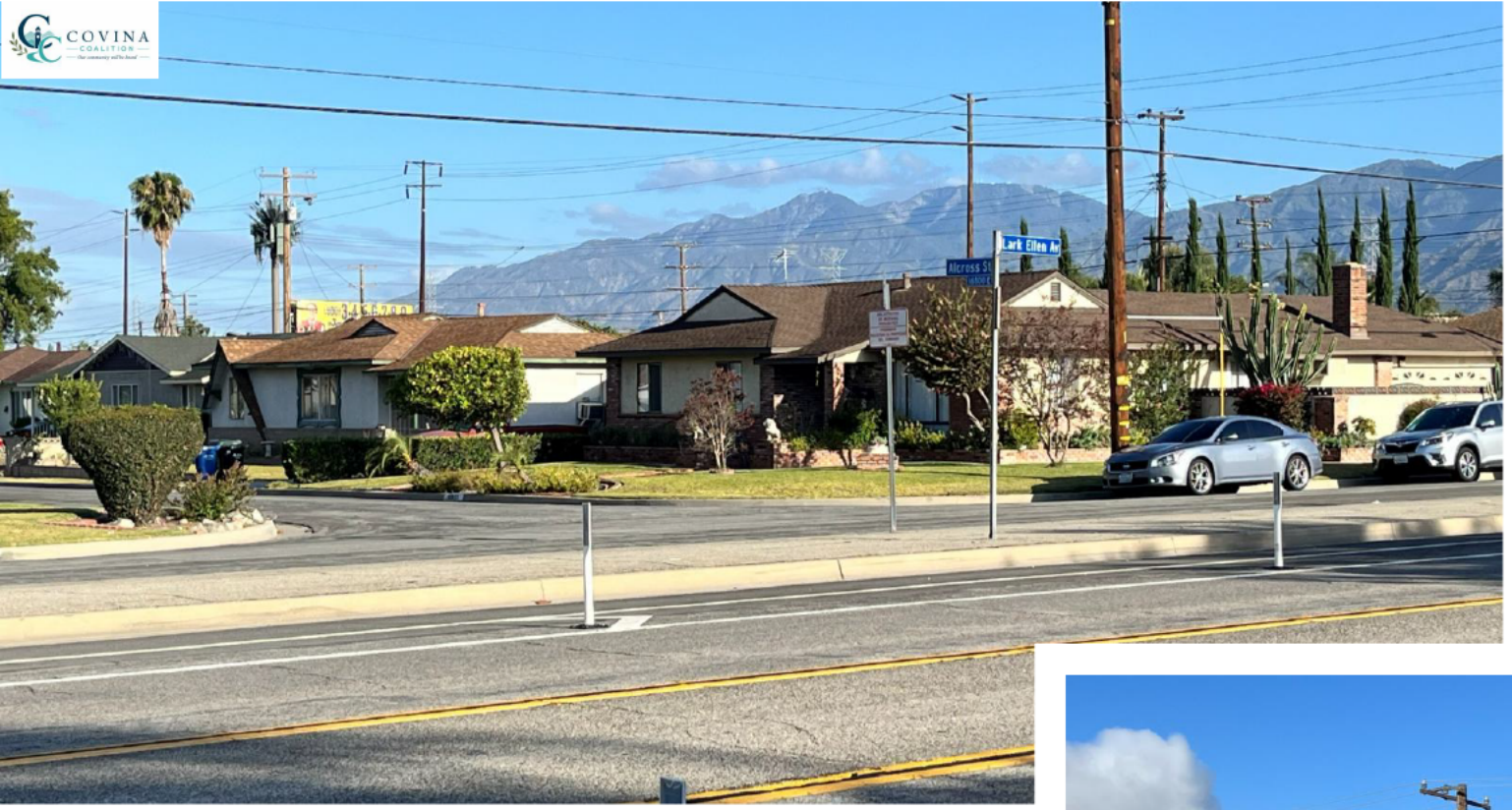

Bygrove St
16800 E



Recommendations of Compromise

- **Compromise #2**
- Release existing traffic pressure by adding more access point to this community.
- ***The median island protects (7) total streets that could be opened to release congestion simply by carving out access slots into the existing median.***
- The median should stay to protect the community as its doing but creating a release solution is a low-cost solution.




Alcross St
Lark Ellen Av







COVINA

COALITION

Our community will be heard

CALIFORNIANS FOR HOMEOWNERSHIP

MATTHEW GELFAND
SUPERVISING COUNSEL
[redacted]

FOR REVIEW AND PLACEMENT IN APPLICATION FILE

To Local Agency Staff:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We request that the letter included below be considered in connection with an Application[1] that appears to be governed by the Housing Accountability Act, Government Code Section 65589.5. The address or application number associated with the Application is identified in the cover email or letter you received with this letter. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the application. We specifically request that you take the following actions with respect to this letter:

1. Place the letter in your agency's official file for the Application.

2. Provide the letter to any official, hearing officer, public body, or other public agency charged with reviewing or making any determination regarding the Application or the development to which it relates.

3. Publish the letter in the same manner you would publish other public correspondence received in advance of a public hearing regarding the Application or the development to which it relates.

4. Provide notice at notices@caforhomes.org regarding the Application or the development to which it relates, as required by Government Code section 65092.

5. Ensure that this letter is included in the administrative record in any litigation concerning the Application or the development to which it relates.

* * *

To the Reviewing Official, Hearing Officer, or Public Body:

We are writing regarding an application to develop a residential or mixed-use project that includes two or more residential units. Your approval of this project is governed by the Housing Accountability Act (HAA).

[1] All references to the "Application" in this letter include any subsequent formal application if the Application is a preliminary application, any subsequent, amended, or related application, and any application for an ancillary or related permit concerning the development to which the Application relates.

915 L Street, #1460
Sacramento, CA 95814

The HAA generally requires you to approve a housing development project unless the project fails to comply 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." Gov. Code § 65589.5(j)(1). To count as "objective," a standard must "involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(9). In making this determination, you must approve the project if the evidence "would allow a reasonable person to conclude" that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the standards as modified. Gov. Code § 65589.5(j)(3). The courts interpret these provisions broadly to mandate approval. *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 830.

A "disapproval" under the HAA includes not only the failure to approve an application or a necessary land use approval for the project, but also the failure to comply with specified time periods, the failure to comply with SB 330's five hearing limit (Gov. Code § 65905.5), the failure to cease conduct "undertaken for an improper purpose" that "effectively disapproves" the project, and the failure to make a CEQA exemption determination or to adopt or approve a CEQA document. Gov. Code §§ 65589.5(h)(6), 65589.5.1, 65589.5.2. The inclusion of an improper item in an incompleteness determination under the Permit Streamlining Act also constitutes a denial. Gov. Code § 65589.5(h)(6)(G). And for most purposes, the HAA treats the imposition of a "condition that the project be developed at a lower density" or a condition that renders the project infeasible as the equivalent of a disapproval. Gov. Code §§ 65589.5(d), (j).

Your agency is subject to strict timing requirements under the HAA. If it desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after a legally complete application is *received* from the applicant; the ultimate date of your agency's completeness determination is irrelevant. Gov. Code §§ 65589.5(j)(2)(A), (h)(1). If the applicant has not been timely notified of a purported inconsistency with a local standard, the project is deemed consistent with that standard, and you are permanently foreclosed from determining otherwise. Gov. Code § 65589.5(j)(2)(B).

If your agency has determined that a project is consistent with its objective standards, or the project is deemed consistent with such standards, but you nevertheless propose to reject it, you must make written findings, supported by a preponderance of the evidence, that the project would have a "specific, adverse impact upon the public health or safety," meaning that the project would have "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." Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, "objective" means "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(9).

Even if you are able to identify legally sufficient health and safety concerns about a project, you may only reject the project if "[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . 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." Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, you must consider every conceivable, reasonable measure that could be used to mitigate the impact at issue. At a minimum, you must direct staff to prepare an exhaustive list of potential mitigations based on their professional expertise, and you must review each of these for feasibility. Because your agency must affirmatively prove that no feasible mitigation exists in order to lawfully reject a project, you may not reject a project merely because the applicant has failed to come forward an acceptable mitigation measure; that is your job, not theirs.

The HAA applies to the full range of housing types, including a project to build two or more single-family homes, a project to build a single-family home with an accessory dwelling unit, multifamily projects (both market-rate and income-limited), and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the HAA be "interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." Gov. Code § 65589.5(a)(2)(L).

If your agency is out of compliance with the law governing general plan housing elements, it is subject to the "builder's remedy" provisions in the HAA, which further restrict its ability to disapprove qualifying developments. Gov. Code § 65589.5(f)(6). Your agency may be subject to the builder's remedy even if its compliance has been certified by the California Department of Housing and Community Development (HCD), if a court later determines that it was actually out of substantial compliance during the period it received a preliminary application or complete application for a qualifying project. For example, your agency may be out of compliance for failing to follow state law provisions restricting lower-income housing site zoning, notwithstanding certification by HCD. *New Commune DTLA LLC v. City of Redondo Beach* (2025) 115 Cal.App.5th 111, *review denied*.

When a locality rejects or downsizes a housing development without complying with the rules described above, the action may be challenged in a writ of mandate action. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last decade in an effort to increase compliance. Today, a non-profit organization like Californians for Homeownership can sue without the consent of the project applicant, to protect the public's interest in the development of new housing. A local agency that is sued to enforce the HAA must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization's attorneys' fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at $10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B). If a locality has previously been notified by the Attorney General or HCD that an action or inaction would violate a housing reform law, a court must impose at least the minimum fine amount, and if it is a repeating violation, the fine will be quintupled. Gov. Code

§ 65914.2. An applicant cannot be required to indemnify a locality for costs related to litigation under the HAA. Gov. Code § 65914.2(c)(1).

An action brought by an applicant challenging a denial is subject to an expedited judicial review process, with shorter time given to certify the administrative record, and calendar preference in both the trial court and on appeal. C.C.P. § 1094.9.

In recent years, there have been a number of successful lawsuits to enforce the HAA:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.

- *San Francisco Bay Area Renters Federation v. Berkeley City Council*, Alameda County Superior Court Case No. RG16834448, was the final in a series of cases relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay $44,000 in attorneys' fees.

- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that Los Altos violated the HAA, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. After the City was ordered to pay a $7 million bond, it dropped its appeal in the case. The City was ultimately forced to pay approximately $1 million in delay compensation and attorneys' fees.

- In *Ruegg & Ellsworth v. City of Berkeley*, Alameda County Superior Court Case No. RG18930003, after the Court of Appeal held that Berkeley had violated state law by denying a 135-unit mixed-use project, the trial court determined that the denial constituted a violation of the HAA. As a result of the HAA violation, the City was responsible for approximately $4 in attorneys' fees and penalties.

- In *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, the Court of Appeal held that San Mateo had improperly applied subjective criteria in denying a housing development project. The City ultimately agreed to pay $450,000 in the petitioner's attorneys' fees.

- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, the court ruled that Huntington Beach violated the HAA when it rejected a 48-unit condominium

project based on vague concerns about health and safety. Following the decision, the City agreed to pay a total of $600,000 in attorneys' fees to our organization and two other plaintiffs.

- In *Yes In My Back Yard, et al. v. City of Los Angeles,* L.A.S.C. Case No. 21STCP03883, the court ruled that Los Angeles violated the HAA in denying a housing development, and ordered the city to pay approximately $240,000 in attorneys' fees.

- In *Janet Jha v. City of Los Angeles*, L.A.S.C. Case No. 23STCP03499, the court held that Los Angeles violated the HAA by refusing to process a housing development application based on its erroneous interpretation of state law. After the Court ordered the city to pay a $7.4 million bond, the city abandoned its appeal. The city was ordered to pay approximately $120,000 in attorneys' fees.

- In a series of three cases against the City of Los Angeles, L.A.S.C. Case Nos. 24STCP00524, 24STCP00070, and 24STCP00385, three different trial court judges determined that Los Angeles had violated the HAA by refusing to comply with the terms of its own affordable housing streamlining policy. Between the three cases, the city was ordered to pay over $350,000 in attorneys' fees.

- In *Yes in My Back Yard v. City of Los Angeles*, Los Angeles County Superior Court Case No. 24STCP00524, the court ruled that the City's finding that an application was incomplete constituted a disapproval under the HAA. The City was ordered to pay over $90,000 in attorneys' fees.

- In *District Square LLC v. City of Los Angeles*, L.A.S.C. Case No. 20STCP00654, and *Cesar Chavez 888, LLC v. City of Los Angeles et al.*, L.A.S.C. Case No. 24STCP01880, the court determined that the city's purported "health and safety findings" for denying two housing development projects did not meet the requirements in the HAA, determined that the City had acted deliberately and in bad faith, and ordered the projects approved. In the *Cesar Chavez 888* matter, the court ordered the city to pay approximately $170,000 in attorneys' fees.

- In *600 Foothill Owner, LP v. City of La Cañada Flintridge, et al.* and *California Housing Defense Fund v. City of La Cañada Flintridge, et al.*, Los Angeles Superior Court Case Nos. 23STCP02575 and 23STCP02614, the trial court determined that the City of La Cañada Flintridge had unlawfully rejected a project subject to the HAA. After the City was ordered to pay a $14 million bond, it abandoned its appeal and agreed to pay California Housing Defense Fund nearly $1.3 million in attorneys' fees. A further fee settlement in the millions of dollars is expected with the applicant, and the city has paid its own attorneys over $2 million to litigate the case.

We urge you to comply with the HAA as you review this project.

Sincerely,



Matthew Gelfand

From: Allison Lee <[redacted]
Sent: Monday, August 31, 2026 7:53 PM
To: Michelle Lynch
Subject: Support for 5034 Clydebank Ave: Agenda Item 11 for the Sept 2 Hearing

CAUTION: External Email. Proceed Responsibly.

Principal Planner Michelle Lynch,

I am writing to express my strong support for The Cove at Clydebank, RC Homes' proposed development of 104 new homes at 5034 Clydebank Avenue.

Los Angeles County faces a severe housing shortage, and communities across the region need to do their part to create more homes at a range of price points. The Cove at Clydebank would make productive use of the site to provide 104 new homes, including 16 income restricted affordable homes. Those affordable units are especially meaningful in a market where homeownership has become increasingly out of reach for working families.

This project adds much-needed housing while fitting within the surrounding community. The proposed detached homes are designed at a neighborhood scale and with a Spanish architectural style that complements the area. The development will also include all-electric homes with rooftop solar, and its environmental review found no new significant impacts.

We cannot address our housing shortage without approving actual homes in actual neighborhoods. Every well-designed project like this gives more families a place to live, expands opportunities for homeownership, and helps relieve the broader pressure created when housing supply fails to keep pace with demand.

I urge you to approve The Cove at Clydebank and allow these 104 much-needed homes to move forward.

Allison Lee

[redacted]

[redacted]

Sep 1, 2026

County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Re: Proposed Housing Development Project at 5034 Clydebank Avenue

To: commission@planning.lacounty.gov

Cc: mlynch@planning.lacounty.gov; jhuntington@planning.lacounty.gov

Dear County of Los Angeles,

The California Housing Defense Fund (CalHDF) submits this letter to remind the County of its obligation to abide by all relevant state laws when evaluating the proposed 104-unit housing development project at 5034 Clydebank Avenue, which includes 16 low income units. These laws include the Housing Accountability Act (HAA), the Density Bonus Law (DBL), AB 130, and California Environmental Quality Act (CEQA) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id*. at subd. (d)) or reduce the project's density (*id*. at subd. (j)) unless, again, such written findings are made. As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the County's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA's protections therefore apply, and the County may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the County rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id*. at subd. (b).)

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CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The County must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the County must not deny the project the proposed waivers and concessions with respect to landscape, setbacks, ground mounted equipment, building separation, entryways, articulation and architectural detailing, fences and walls, and ground floor privacy. If the County wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. If the County wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The County, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id*. at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the County "may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes 'amenities' beyond the bare minimum of building components." (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is exempt from state environmental review pursuant to section 15183 of the CEQA Guidelines. The project is also eligible for a statutory exemption from CEQA pursuant to AB 130. (Pub. Res. Code, § 21080.66.) Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

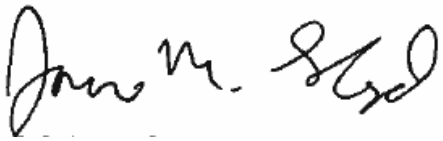
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the County to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

YIMBY LAW

YIMBY Law

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9/1/2026

Michelle Lynch, Principal Planner
Joshua Huntington, Supervising Planner
Elida Luna, Planning Commission Secretary
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

mlynch@planning.lacounty.gov
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Via Email

Re: 5034 Clydebank Avenue
PRJ2025-002162

Dear Los Angeles County Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

When complete, the project will consist of 104 detached residences, 16 of which will be set aside at 80% AMI, satisfying the 20% baseline to allow density bonus. The project will be located on an 8.5-acre parcel, which currently houses a former elementary school that has been vacant for several years. The existing elementary school and associated structures are proposed to be demolished. The proposed residences will include six different plans, from 1,640 square feet to 2,192 square feet, with three- or four-bedroom units. Each unit will have a two-car garage for a total of 208 covered parking spaces, and there will be an additional 33 uncovered guest parking spaces. Additionally, there is a 29,430 square foot common area for a park, two large landscape

areas, and six paseos.

As stated in the report to the Regional Planning Commission, California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The most relevant section is copied below:

> (j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the 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 substantial evidence on the record that both of the following conditions exist:
>
> > (1) 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.
> >
> > (2) 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.
> >
> > . . .
> >
> > (4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

A Density Bonus is being sought in order for the project proponent to be granted waivers to which they are entitled under California state Density Bonus Law, California Government Code § 65915(e), so long as there are no specific, adverse impacts, upon health, safety, or the physical environment, and there are no feasible methods to satisfactorily mitigate or avoid the specific adverse impacts. The HAA, § 65589.5 (j)(3) specifies that the receipt of a density bonus does not constitute a valid basis on which to find a proposed housing development project is

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inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state and would be eligible to apply for residency in the proposed housing development project.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law