

PLANNING COMMISSION AGENDA

Tuesday, February 28, 2017
Study Session 6:30 p.m.
Planning Commission Hearings 7:00 p.m.

***James McGrade**, Chair* ***Art Willis**, Vice Chair*
***James Grosse**, Commission Member* ***Melanie Schlotterbeck**, Commission Member* ***Pat Fox,** Commission Member*

This agenda contains a brief general description of each item the Commission will consider. All Planning Commission decisions may be appealed to the City Council within ten (10) calendar days of the meetings. Please contact the City Clerk at (714) 990-7756 for further information about filing an appeal or obtaining an appeal application.

The Planning Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Department's Office at (714) 990-7674 or view the Agenda and related materials on the City's website at www.cityofbrea.net. Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department's Office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Commission

The Commission encourages free expression of all points of view. For record keeping purposes, if you wish to make a statement regarding any item on the agenda, please complete the form located on the podium and deposit it with the secretary.**To allow all persons the opportunity to speak, please keep your remarks limited to five (5) minutes**. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Commission rules prohibit clapping, booing or shouts of approval or disagreement from the audience. ***PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE COMMISSION IS IN SESSION***

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department's Office at (714) 990-7674. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756 FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.

STUDY SESSION

6:30 p.m. - Executive Conference Room, Level 3

CALL TO ORDER / ROLL CALL

1. **Matters from the Audience**
2. **Agenda Items / Clarify Regular Meeting Topics**
3. **Informational / Project Updates**

PLANNING COMMISSION
PUBLIC HEARINGS

7:00 p.m. - Council Chambers, Plaza Level

4. **CALL TO ORDER / ROLL CALL - COMMISSION**
5. **INVOCATION - Pastor Dan Mendoza, Celebration OC Church**
6. **PLEDGE OF ALLEGIANCE**
7. **COMMENDATION: Mr. George Ullrich**
8. **APPROVAL OF MINUTES**
   Approval of Planning Commission Minutes of January 24, 2017
9. **MATTERS FROM THE AUDIENCE**

PUBLIC HEARINGS

10.

ADMINISTRATIVE ITEMS

11. **COMMITTEE REPORTS**
12. **INFORMATIONAL / PROJECT UPDATES**
13. **ADJOURNMENT**

Agenda Item .

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

FROM: Jennifer Lilley

DATE: 02/28/2017

SUBJECT: Approval of Planning Commission Meeting Minutes of January 24, 2017.

RESPECTFULLY SUBMITTED

By Jennifer A. Lilley

Attachments

Minutes 1-24-17

PLANNING COMMISSION MEETING MINUTES
STUDY SESSION
January 24, 2017

STUDY SESSION

6:30 p.m. - Executive Conference Room, Level 3

CALL TO ORDER / ROLL CALL

Planning Commission Chair Grosse called the Study Session of the Brea Planning Commission to order at 6:30 p.m. Grosse, McGrade, Fox, Willis and Schlotterbeck were all present. Commissioner Schlotterbeck was opened by Chair Grosse.

1. Matters from the Audience

Opened/Closed.

2. Reorganization

Chair Grosse thanked the Commission for the past year and he opened the matter for reorganization. Commissioner Fox nominated Commissioner McGrade to be the new chair, Chair Grosse and Commissioner Willis seconded. Vote called: Approved 5-0. New Chair McGrade nominated Commissioner Fox to be Vice Chair, she declined the nomination and nominated Commissioner Willis. Seconded by Commissioner Grosse. Vote called: Approved 5-0.

3. Informational / Project Updates

City Planner Lilley stated that a Commendation for Commissioner Ullrich will be made at the Planning Commission Meeting on February 28, 2017. She also mentioned Hines has requested a continuance and asked for a special meeting date in February. She stated today an email withdrawing that request was received. She asked the Planning Commission to remind the public if anyone is here to speak on Hines Project they would do so under Matters from the Audience. She is anticipating that Staff Reports will be available the first week in February but to keep in mind things could change. And while not legally required to re-notice the matter, the city will re-notice.

4. Agenda Items / Clarify Regular Meeting Topics

Commissioner Fox asked about minutes from December with how our permit system works, RV Parking and improvements on Lambert & Central and that originally the Building Official and City Engineer were going to come tonight to discuss these matters. These items were postponed in anticipation of the Hines Project. City Planner Lilley will get the information in a memo to the Commission as soon as possible.

Chair McGrade mentioned Committee assignment, specifically Art in Public Places. Commissioner Fox would like to stay on on that committee until she sees a current project through to the end. Commissioner Schlotterbeck will be the back up. Chair McGrade confirmed and appointed.

Chair McGrade adjourned meeting at 6:43 p.m.

PLANNING COMMISSION
PUBLIC HEARINGS
7:00 p.m. - Council Chambers, Plaza Level

5. CALL TO ORDER / ROLL CALL - COMMISSION

Chair McGrade called the meeting to order at 7:00 p.m.
Roll call taken.

Present: James McGrade, Art Willis, Pat Fox, Jim Grosse, Melanie Schlotterbeck

6. INVOCATION - Pastor Bob George, Friends Community Church

7. PLEDGE OF ALLEGIANCE

Vice Chair Willis led the Pledge of Allegiance

8. APPROVAL OF PLANNING COMMISSION MEETING MINUTES OF DECEMBER 13, 2016

Chair McGrade made a motion to approve Minutes from December 13, 2016, seconded by Commissioner Grosse.
AYES: McGrade, Willis, Fox & Grosse
ABSTAIN: Schlotterbeck

9. MATTERS FROM THE AUDIENCE

City Planner Lilley stated that the applicant for Hines has requested a continuance and asked for a special meeting date in February. She stated that an email withdrawing the special meeting request was received and the matter would be heard at the next regularly scheduled meeting of the Planning Commission, February 28, 2017. She stated item will be noticed in the paper as well as by mail. She went on to say that anyone present tonight and wanting to speak on Hines project is welcome to under Matters From the Audience.

Heidi Gallegos, CEO of the Chamber of Commerce welcomed new Commissioners Schlotterbeck and Willis and congratulated McGrade and Willis on their new positions. She shared the Chamber of Commerce Annual Report.

John Koos, on the behalf of the Chamber, congratulated the new commission and offer his appreciation of the work that they do for the City of Brea.

Chair McGrade closed matters from the audience.

PUBLIC HEARINGS

10. CONDITIONAL USE PERMIT NO. CUP 17-01: To allow a health club in an existing office and warehouse building located at 480 West Lambert Road, Suites A and B in M-1, light industrial zone.

Planner Zhou presented. Commissioner Grosse stated that he stopped by the facility and that nothing was asked for and nothing was offered. Chair McGrade asked staff if they received any written complaints or phone calls on this use. Planner Zhou replied that he had received a call from the property owner of Farmer Boys who had concerns about clients parking in his lot and staff assured him that the CUP would require all parking on the subject site.

OPENED PUBLIC HEARING

Walter Shedd (1038 E Bastunchury Rd. #171 Fullerton, CA 92835),the applicant, offered to answer any questions from the Commission.

PUBLIC HEARING CLOSED.

Commissioner Grosse made a motion to approve, seconded by Vice Chair Willis.
Motion was approved 5-0
AYES: McGrade, Willis, Grosse, Fox, Schlotterbeck

11. PRECISE DEVELOPMENT NO. 16-04, CONDITIONAL USE PERMIT NOS. 16-10 AND 16-11, TENTATIVE PARCEL MAP NO. 2016-178 AND ADDENDUM NO. 16-01:
This item was continued to February 28, 2017.

ADMINISTRATIVE ITEMS

12. COMMITTEE REPORTS

None.

13. INFORMATIONAL / PROJECT UPDATES

City Planner Lilley wanted to remind the public of upcoming Centennial festivities and to check City website often for upcoming events.

14. ADJOURNMENT

Motion to adjourn made by Chair McGrade and seconded by Commissioner Fox. Adjourned at 7:30 p.m.

Respectfully submitted,

_____
Jennifer A. Lilley, Secretary

The foregoing minutes are hereby approved this 28 day of February, 2017

_____
James McGrade, Chair

City of Brea
Planning Commission
Staff Report

Meeting Date: 02.28.17

TO: **Honorable Chair and Planning Commission**

FROM: **Jennifer A. Lilley, AICP, City Planner**

SUBJECT: **CONSIDERATION OF ADDENDUM NO. 16-01 TO GENERAL PLAN EIR, TENTATIVE PARCEL MAP NO. 2016-178, PRECISE DEVELOPMENT NO. 16-04, CONDITIONAL USE PERMIT NOS. 16-10 AND 16-11 FOR A PROPOSED MIXED USE, IN-FILL DEVELOPMENT INCLUDING 747 RESIDENTIAL APARTMENTS, 16,900 SQUARE FEET OF COMMERCIAL TENANT SPACE AND A 150-ROOM HOTEL LOCATED ON AN APPROXIMATELY THIRTY-ACRE SITE AT THE NORTHWEST AND NORTHEAST CORNERS OF BIRCH STREET AND STATE COLLEGE BOULEVARD.**

RECOMMENDATION

Staff recommends the Planning Commission approve the subject actions. Specific to the February 28th meeting, we further recommend the Planning Commission open the public hearing and:

- Receive staff's presentation including the staff report and environmental document;
- Receive public comments; and
- Continue the hearing to a Special Meeting March 14, to receive presentation by the applicant. Next steps within the hearing to include:
    - any additional public comment;
    - close public comment;
    - provide the applicant a rebuttal opportunity;
    - direct staff for any further information needs, responses to issues raised, clarifications; and
    - Commission deliberation.

PROJECT LOCATION

The project site is located north of Birch Street and bisected by State College Boulevard resulting in Site 1 to the west of State College and Site 2 to the east, see Figure 1. The site is bordered to the north by the Tracks at Brea trail and single-family residences north of the trail; to the south by Birch Street and the Brea Mall; to the east by the 57 Freeway and to the west by Brea Marketplace and single family residences.



Figure 1: Vicinity Map

BACKGROUND

Through the mid '80s and early '90s, a series of Development Agreements and amendments to Development Agreements were adopted for Sites 1 and 2. The final evolution of these entitlements, Amendment to Development Agreement 89-2, was recorded May 23,1990 and provided for the mix of office and commercial uses in a campus setting including nine, free-standing office buildings with approximately 805,000 square feet. Other individual buildings on Site 1 and Site 2 ranged from 68,000 to 130,000 square feet, with heights ranging from 72 to 100 feet.

Site 1, commonly known as Brea Place was built with two, multi-story office buildings and an above ground parking structure. The northernmost building approved on Site 1, approximately 70 feet south of the northern property line, included approval for 90,000 square feet of office with an overall height of 72 feet. Site 2, commonly known as, Brea Financial Commons was built with four office buildings for an approximate total of 540,000 square feet of commercial space. The entitlements for the remaining 265,000 square feet of office space were not exercised but remained active into the early 2000s.

In 2003, the City initiated a City-wide, comprehensive update to the General Plan. A component of this effort included identifying sites suitable for mixed use development. In part, these considerations for density and residential opportunities related to the community's concern with protecting open space and limiting development in hillside areas. The General Plan recognized that if less growth occurred in the hills other opportunities would be necessary to meet housing

goals. Through this effort, Site 1 and the adjacent commercial center to the west were approved as Mixed Use 1, the most intense of the mixed use districts of the General Plan. The 2003 General Plan maintained Site 2 as Regional Commercial with the intent to continue providing for commercial uses.

An Environmental Impact Report (EIR) was prepared as part of the 2003 General Plan update. The EIR analyzed technical studies including: land use; transportation/traffic; noise; air quality; biological resources; aesthetics; cultural resources; geology/soils; hazards and hazardous materials; hydrology; utilities and service systems; population and housing and public services/recreation for the proposed changes city-wide. It is important to note, additional project specific environmental review would be needed as project applications were submitted. The results of the 2003, City-wide analysis evaluated the potential for impacts of new land use designations and build out scenarios. Results found all areas analyzed would have less than significant impacts with proper mitigation with the exception of air quality and traffic. The traffic impacts specifically related to impacts on Carbon Canyon Road. A statement of overriding consideration was adopted. The complete EIR is available for reference.

The Mixed Use 1 General Plan designation was new to the City and as such there was no corresponding zoning classification. Following the General Plan update the City initiated the drafting of Mixed Use development standards and guidelines. In 2006, the Mixed Use 1 (MU-1) standards were adopted and applied where applicable City-wide and to Site 1. This zone allows residential density of up to 50 dwelling units per acre (du/ac), a maximum building height of 100 feet and a maximum Floor Area Ratio (FAR) of 3.0.

The City's Housing Element was updated in 2008 and again in 2014. Both updates included potential housing sites and estimations for residential development to show how adequate opportunity and zoning to meet the California State Regional Housing Needs Allowance (RHNA) requirements could be achieved. Site 1 together with other housing sites in the City played a key role in showing the State that Brea had ample opportunity to provide for and meet its RHNA goals.

Brea Place Acquisition Partners (LLC), Hines, purchased both Site 1 and Site 2 in 2014. After taking ownership they began making site improvements to the existing campus conditions and bringing new commercial tenants to the project. An application was submitted in 2015 for a mixed use infill project to build out remaining vacant area of Site 1 and Site 2.

DISCUSSION

The Applicant provides for the construction of new buildings on vacant portions of Site 1 and 2, to realize build out of the site with a mixed use campus of office, residential, hotel and support commercial uses. Proposed project plans originally included 790 residential units, approximately 17,000 square feet of commercial space and two additional parking levels added to the existing parking garage. Several iterations of plans have been prepared. The final plans submitted October, 2016 include the following:

Residential Uses



Figure 2: Building A

Building A (Site 1- nearest the NWC of Birch and State College, see Figure 2): 462 apartments in a five-story building wrapping a seven-level, gated parking structure; and



Figure 3: Building B

Building B (Site 1- northern portion of project site, see Figure 3): 285 apartments in a three to five-story building wrapping a seven-level, gated parking garage.

The residential units are planned to be a mix of studios, one and two bedroom, for rent apartments. Residential site amenities include: barbeque grills, bocce ball courts, clubhouses, play-areas, fire pits, fitness centers, gated courtyards, outdoor dining and lounging and ground level and rooftop swimming pools and spas. Pathways, paseos and passive open space connect the exterior and interior of the project. These areas include decorative hardscape, landscape, lighting and seating.

Commercial Uses

The applicant proposes approximately 13,000 square feet of commercial space within Building A along the Birch Street frontage. These spaces are distributed and arranged to support

neighborhood or project serving tenants. The interior design includes exposed duct work and an open floor plan with moveable interior walls to accommodate the needs of future tenants. The uses anticipated include: a fitness studio, juice bar, bicycle shop, florist, coffee shop, dry cleaner or similar uses. Building B will provide commercial space on the ground floor located at the northeast corner of the Tracks at Brea trail and State College Boulevard. This space is approximately 4,000 square feet and will be designed to accommodate tenants similar to Building A. The architecture is a contemporary style with articulated geometric facades, stucco and ceramic "wood" tile finish siding, with metal access features. The color palette proposed are shades of beige, bronze, gray, teal and white.

The applicant is proposing three outdoor, courtyard areas to be enhanced with shade structures, landscaping, benches and decorative lighting. The applicant is proposing a flexible, programmable space for the surface parking area located between State College Boulevard and the two existing office buildings on Site 1. The space allows for a gathering area similar to the event space at La Floresta. Improvements include: outdoor electricity, moveable planter boxes, and decorative paving.

Hotel Use:

A four-story, 150-room, business class hotel is proposed to be located north of the Claim Jumper restaurant and south of the existing office buildings, on Site 2. The Marriott brand hotel will include a restaurant, lounge area, fitness center, meeting rooms and an outdoor pool. The contemporary design features materials and colors similar and complimentary to the Site 1 buildings.

DEVELOPMENT ACTION REQUIRED AND STAFF ANALYSIS

The proposed application has been reviewed and is found to be consistent with the existing Mixed Use 1 General Plan and MU-1 Zoning designations. The project complies with all applicable development standards and guidelines including but not limited to density, building height, FAR, setbacks, open space and proposed uses. The existing General Plan and Zoning designation afford the applicant specific development abilities and expectations under law. The project does include actions which require specific review and approval by the Planning Commission including:

- Precise Development Review;
- Tentative Parcel Map;
- Conditional Use Permit for the hotel use; and

- Conditional Use Permit for modified parking standards.

Precise Development Review

The commercial (hotel) development proposed on Site 2 in the C-C (PD) zone and nonresidential construction of 10,000 square feet or more and residential construction of five or more dwelling units on Site 1 in the MU-1 zone require Precise Development review. This is an administrative action by the Planning Commission to ensure objectives of the land use designation of the General Plan and the development standards of the Zone are met. Additional requirements or conditions deemed appropriate by the Commission can be added to further the objectives of the General Plan or as needed to protect the public safety and general welfare of the community.

The PD application has been reviewed related to the required development standards. All of the requirements of the Code have been met for this project as stated earlier.

Some specific examples include:

- All buildings proposed are less than the allowed, 100 foot maximum building height. The tallest residential building nearest Birch Street is 75 feet tall. The buildings range from 3-stories to 5-stories in height below the allowable maximum.
- The project includes a total of 1.7 acres of common open space exceeding the 1.3-acre code requirement.
- Private balconies or patios meet or exceed the private open space requirement.
- Commercial space provided along Birch Street meets the required 75% street frontage standard for non-residential uses.
- The zone would allow up to 870 units to be built on Site 1. The applicant is proposing 747 total residential units providing a density of 43 dwelling units to the acre, below the allowable density provided in the Mixed Use 1 zone.

Additionally, staff has evaluated the project related to the goals and objectives of the General Plan. The Mixed Use 1 designation is meant to provide for intense, mixed use urban environments. This designation encourages vertical integration of compatible residential and commercial uses. The project provides a mix of uses and offers a more urban environment. The population density expected is 135 person/acre. The density expected would allow for up to 2,349 people on Site1 or an average of 3.1 persons/unit. Given the project's mix of studio, one and two bedroom unit size and assuming an average of two people per unit provides a population density

estimation of 1,494 person/acre. The project is in keeping with the expectations and goals for the land use designation given the type of development, the density and the design of uses on site, as expressed within the City's General Plan.

In addition, key policies to implement the goals included in the General Plan for the Mixed Use 1 designation include:

- Developing housing responding to diverse community needs in terms of density, size, location, design and cost;
- Encouraging new development organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs and reduce reliance on the automobile; and
- Activating and promoting a pedestrian friendly environment on Birch Street

The General Plan identifies, multi-family, rental housing as an important component providing for Brea's housing needs. While maintaining appropriate density, size, location and design the project offers 747 multi-family, for rent units at a cost to the renter that is on average with other rentals in Brea and in nearby communities. The project includes commercial and public areas along Birch Street activating the street and creating approachable pedestrian-oriented spaces including proposed street furniture, architectural features, landscaping and other improvements.

Additionally, the applicant has been responsive to community input from neighborhoods north and west of Site 1. Here, plans for the residential building have been reduced in height from five-stories to three-stories closest to the Avocado Street and Olive neighborhoods. These modifications served to reduce the proposed unit inventory by 43 units and appreciably reduce visual impacts to the neighborhoods. Other considerations have included enhanced landscaping, window treatments to ensure privacy and building design to limit access and views into adjacent properties. These plan modifications serve General Plan goals for design considerations and in-fill development.

While the project meets all development standards and promotes the goals and objectives of the General Plan staff is recommending conditions to be added to improve the project and its compatibility with surrounding land uses. These conditions consider traffic and circulation improvements, wayfinding, project screening and buffering, design and quality finishes,

operations and management of the commercial and residential uses, noise, light, glare, long-term operations of the hotel and maintenance and replacement of improvements on site.

Tentative Parcel Map

The applicant is proposing a parcel map to simplify or clean up the existing parcel mapping for Site 1. The Planning Commission reviews the request to determine the land is suitable for the subdivision, consistent with local and State land use law and in compliance with the subdivision map act and the City's subdivision ordinance.

The proposed Map is compliant with the Zoning Code, the City's Subdivision Ordinance and the California State Subdivision Map Act.

The site was originally subdivided with the intention of building multiple commercial buildings on independent parcels. The existing parcel number and configuration does not meet the proposed development pattern. The consolidation of eight parcels into five does not have any negative effect on the project site or surrounding property. The subdivision provides for appropriate access, ingress, egress, easements and dedications. Conditions have been added to ensure all public improvements are made with appropriate timing to coincide with the development and occupancy. A final Map requires City Council review and approval prior to recordation.

Conditional Use Permit – Hotel Use

A hotel use is permitted in the C-C Major Shopping Center zone with the review and approval of a Conditional Use Permit. The review of the Planning Commission is to consider the land use and ensure it is compatible with the zone and the adjacent properties and to add conditions of approval to improve the manner in which the use interacts with surrounding land uses.

Staff has reviewed the application and determined the hotel is compatible with the General Plan and zoning for the property.

The request is to allow a 150-room business class Marriot hotel on Site 2. The hotel will offer amenities to travelers and the community similar to the Embassy Suites including a restaurant, bar, common lounge areas, pool area and meeting rooms. Another hotel location in Brea has been a goal of the General Plan and the City since 2003. The site is compatible with a hotel use given its proximity to the 57 Freeway, local businesses and the regional mall. The site is adequate

in size and has ample parking to accommodate the addition of a hotel. The operations and land use is not expected to have a negative impact on the property or adjacent land uses. Conditions have been added to address concerns related to the quality level of the hotel, the amenities offered, the design of the building, internal finishes, operations and long-term value of this use.

Conditional Use Permit – Parking Modifications

The applicant is requesting shared parking and Code modifications for parking requirements for the site. Exceptions or modifications to off-street parking requirements are permitted with the review and approval of a Conditional Use Permit. The applicant is required to show how the modification will still meet or exceed the parking needs of the project. The Planning Commission has the ability to add conditions of approval to ensure all parking is managed on-site and reduce potential for parking issues in the future. Such modifications are common in Brea for mixed use, shopping centers or multi-family residential projects where parking reciprocity benefits all users and can often accommodate a reduction to our more conservative residential standards.

The information provided and verified supports alternative parking standards will meet the needs for parking of all land uses on Site 1 and Site 2. A Conditional Use Permit to allow a reduction from 3,531 to 3,460 parking spaces is not anticipated to have an impact. The technical review and analysis supports the proposed parking modification is appropriate for the development as proposed.

In order to provide justification and validation for the proposed alternative parking standards, the applicant hired HWA Parking to analyze existing conditions and the proposed project and determine appropriate parking standards. The study analyzed; the background and existing conditions on site, adjacent land uses and parking methodology and practices for similar projects in Brea. The study used professional modeling and evaluation tools established through the Urban Land Institute to review and consider shared parking opportunities given the mix of land uses proposed within the project.

Site 1 as proposed and based on a strict interpretation of Brea's parking standards, by use, would require 2,636 parking spaces. The project proposes 2,508 spaces resulting in a parking reduction of 128 stalls. Site 2 as proposed requires 895 parking spaces. The project proposes 952 spaces resulting in a parking surplus of 57 stalls over Code.

The City of Brea has several approved projects with parking modifications including: Downtown Brea; Brea Marketplace; Brea Civic and Cultural Center; Central Park Village and La Floresta. To review and evaluate this common request, the City engages the services of a parking consultant to review and analyze the proposal submitted by an applicant. In this case, Gibson Transportation Consulting, Inc., was contracted by the city to conduct the peer review of the HWA study. The purpose of this review is to evaluate and analyze the technical data for accuracy and validate methodologies to be consistent with best industry practices. Finally, the third-party review is charged to confirm the proposed standards satisfy on-site parking demands for all uses.

The findings of the review determined the analysis appropriately revised and considered peak hours, seasonal patterns and adjacent land uses. The industry standards used were appropriate and the proposed parking will meet on-site demands. Specifically, the proposed residential parking of 1.78 spaces per dwelling unit rather than 2.01 spaces required by City Code is consistent with industry standards and with at least two other developments (La Floresta and Central Park Village) in Brea. In addition to these comparisons, Gibson Transportation's experience in Southern California suggests confidence in the proposed parking ratios to adequately meet the site's needs without concern for impacts to adjacent properties. The report confirms the ability of the project to fully satisfy parking demands of all land-uses on-site.

Although the study shows the project can provide sufficient parking and the project is not anticipated to create parking impacts to adjacent commercial or residential land uses, staff is recommending conditions to require the applicant to provide a Parking Management Plan (PMP) for both commercial and residential tenants to ensure compliance with parking use, to manage operations and respond to concerns or complaints, should they arise. A condition requires the PMP to be recorded with the conditions, covenants and restrictions (CC&Rs), to memorialize on-site parking rules, procedures and processes.

ENVIRONMENTAL REVIEW

The California Environmental Review Act (CEQA) provides for specific processes and project review tools to evaluate potential environmental impacts of proposed development. The CEQA process of an Initial Study is used to assist agencies to determine the appropriate review process to use for individual projects under consideration. After project submittal to the City, staff contracted with the consulting firm of Kimley-Horn Associates (KMA) to perform an Initial Study

and subsequent environmental analysis and review of the proposed Hines project. In its capacity, KMA serves as the City's resource expert for environmental review and the resulting EIR Addendum is attached to this report as Attachment 3.

An Initial Study was performed by KMA, and analysis and discussion performed with City staff and our legal counsel and identified that an Addendum to the General Plan's EIR adopted in 2003 would be the proper environmental review tool to consider the potential for environmental impacts from the proposed Hines project. Critically, an Addendum would necessarily include updates to technical studies including a new Traffic Impact study, Geotechnical, Water Quality Management, Sewer Capacity study, Phase I Environmental Assessment, and Air Quality. The discussion that follows details the preparation considerations and findings of the EIR Addendum document.

2003 General Plan EIR - In 2003, the City of Brea certified the General Plan Environmental Impact Report (EIR). The EIR analyzed: Air Quality, Aesthetics — Light and Glare; Biological Resources; Cultural Resources; Hazards and Hazardous Materials; Hydrology; Traffic and Noise. The document reviewed comprehensive assumptions for the land use policies and development forecasted by the 2003 General Plan. The EIR determined that anticipated impacts from development would result in impacts less than significant when the implementation of mitigation measures for specific needs were incorporated, with two exceptions—citywide air quality and traffic which were found to present significant and unavoidable impacts. Such unavoidable impacts are not uncommon for General Plan considerations for communities in Los Angeles and Orange Counties given the urban metro area and regional traffic and air quality considerations and a Statement of Overriding Considerations was adopted by the City Council in 2003 accepting the findings of the EIR's identified significant impacts.

General Plan Housing Element EIR Addendum - In 2013, an Addendum to the General Plan EIR was prepared for the 2014-2021 Housing Element. The City Council found that a subsequent EIR was not necessary due no new substantial changes identified which required revisions to the previously certified EIR performed in 2003. This Addendum is relevant to the Brea Place Project because the Housing Element identified 1,744 high-density dwelling units could be developed under the MU-I designation, including 508 residential units on 12.7 acres located on Site 1. The Addendum confirmed no new significant impacts would occur based on the programs and policies contained in the new Housing Element, over those impacts anticipated by the 2003 EIR.

Hines project CEQA Analysis – As previously mentioned, an initial study was prepared for the proposed Hines project. Updated technical studies were conducted as part of the CEQA review and to assess the potential for project impacts given current and future forecast conditions.



Figure 4: Existing Project Driveway Locations, Site 1

Addendum conclusions and traffic - The Addendum confirms no substantial changes to the circumstances under which the proposed project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the 2003 EIR and the 2013 Addendum to the EIR will occur—however several site specific traffic impacts have been identified.

In 2003, the City studied General Plan build out scenarios related to traffic. At that time it was determined 13 intersections in the City would exceed level of service (LOS) D or E. Carbon Canyon road between Valencia Avenue and the eastern edge of the city would result in a significant and unavoidable traffic impact. To evaluate whether the Brea Place project would create new significant traffic impacts, a project specific Traffic impact Analysis was prepared for the project.

The Traffic Impact Analysis (TIA) was prepared by Urban Systems, and is an exhibit within the Addendum document. The City conducted an additional technical peer review of this study to confirm its reliability and validity. The purpose of the study is to provide an assessment of the traffic impacts resulting from the specific Hines development proposal and to determine the impacts on the Level of Service (LOS) of the City's roadway network. The study considered 26 signalized intersections in the area surrounding the project site.

The proposed project was found to add an estimated 7,121 daily trips to the road network. The

findings of the study determine the project would not have a significant impact contribution at any of these roadway intersections studied. However, specific traffic impacts were identified at the project entry points on State College Boulevard and Birch Street.

Site 1 has three existing entry points, see Figure 20. The TIA identified traffic impacts at all three of these entrances requiring mitigation in order to reach a level of less than significant impact. The following recommendations for these intersections is proposed:

1) State College Blvd at Driveway A: Restripe to provide an exclusive left-turn lane and a right and through combination lane in the eastbound direction; modify existing signal heads as necessary to accommodate the restriping.

2) State College Blvd at Driveway B. Construct a raised median to restrict vehicular traffic to right-in/right-out movements onto State College Boulevard.

3) Birch Street at Driveway C: Install a four-way signal that is incorporated into the City's signal synchronization system.

These mitigation measures and related improvements would be made conditions of any approval for the Hines project.

CEQA Conclusion - Based on the Initial Study, the technical studies prepared, and the review of the Addendum for the proposed Hines project, the environmental effects of the proposed project are within the considerations evaluated in the 2003 EIR and the 2013 Housing Element Addendum and no further analysis is required under the California Environmental Quality Act (CEQA). In accordance with Section 15164 of the State CEQA Guidelines, staff has determined that the Addendum to the previously certified EIR and adopted Addendum to the EIR is the appropriate environmental review for the project.

Importantly, during its processing and project review the applicant conducted a series of public outreach meetings. A common concern expressed by the public regarding the proposed project is the added traffic new residents will bring to the City streets. The applicant is proposing several proactive and voluntary traffic improvement measures and features which are discussed in the next section of the report.

DRAFT CONDITIONS OF APPROVAL

Staff have identified draft conditions of approval which are recommended to be included within any project approval by the Planning Commission. The list of draft conditions provided below are a work in progress which may evolve further over the course of the public hearing. Condition language would be finalized and incorporated within resolution(s) of any Commission action at the conclusion of any project approval.

Voluntary Traffic Improvement Measures - As previously mentioned, while the project's traffic study and environmental analysis has shown the project will not negatively impact traffic conditions from a CEQA perspective, the applicant is empathetic to the community's concerns for new trips and vehicles on the streets resulting from its proposed project. The applicant is proposing a series of voluntary traffic improvements, not required by Code or CEQA, as proactive measures intended to positively improve the existing traffic situation on streets around the project site with a goal to improve the quality of life for the community. Staff have included these improvements as conditions of approval to ensure that the improvements proposed are implemented. The improvements include:

Adaptive Traffic Control System: The system provided technology for the signalized intersections along State College Boulevard from Imperial Highway to Lambert Road. This new traffic signal technology is analogous to having a human traffic cop stationed at intersections and looking at traffic to decide who should get the green light and how to move traffic as fast as possible through an intersection. Benefits are described as including:

- Reductions in number of stops
- Smoothing of average travel speed
- Reduction of greenhouse gases
- Reduction in number of crashes

Connected Vehicle Technology Infrastructure: This system is utilized to improve commute times as well as enhance driver safety on the roadways via information transmission technology as well as communication between vehicle and traffic signal. Providing this technology infrastructure on Brea streets will allow our traffic system to communicate with vehicles equipped with the radio technology. Benefits include:

- Allow a traffic signal to communicate with the driver to provide timing on green, yellow, and red status
- Provides travel time information to allow drivers to operate in a more efficient manner
- Alternate routes can automatically be provided in vehicles that have the technology to improve commute times

- Travel times along State College Blvd. and Imperial Hwy & Lambert Rd. can be provided to drivers and the system can be set up to where alternate routes are immediately published to provide alternative route options to the driver

Wayfinding and Congestion Avoidance Program: Signage and circulation management and communication plan to direct people on-site to specific entrances or exits during peak periods to reduce congestion.

Holiday Traffic Parking & Shuttle Plan: Will serve to coordinate with Simon Properties and potential other nearby commercial properties to facilitate a holiday season overflow parking area on Brea Place surface parking, and providing a passenger shuttle program to reduce traffic on City streets during the busy November and December holiday season.

Dedicated Right Turn Lane: Applicant will provide for the construction of a free-flowing lane for southbound traffic on State College to make the west bound right turn movement on to Birch Street.

Relocation and related improvements for Transit Stops on State College Blvd.: These improvements shall provide for bus loading and unloading without impeding the traffic movement in the travel lane.

Modify existing signal phasing: On State College Boulevard and Birch Street within the project vicinity to provide optimal traffic movement.

Increased width for project entry driveways on State College Blvd. and Birch Street: This improvement will allow for reduced deceleration and acceleration needs within the travel lanes of these streets, reducing traffic flow impacts.

In addition to the voluntary traffic measures other draft conditions address further community benefits which will be realized, as well as assuring for quality development details, including:

- Planting and maintenance of specimen sized screening trees within the Tracks at Brea trail area adjacent to the project.
- Insuring the proposed Hotel is afforded quality facilities and operational characteristics.
- Including Universal Design features within the residential units.
- Specific review and improvements for final landscape and outdoor amenities plans for common areas.

The complete list of draft conditions of approval is provided below:

PD & CUPs

a. Development shall occur in substantial conformance with the plans and specifications submitted to the Planning Commission and dated February 28, 2017; site plan, floor plans, elevations, conceptual architectural elevations and associated details, conceptual landscape plans, conceptual wall and fence elevations, HWA Parking study, Sustainable Plan, etc. are all on file in the Planning Division, the conditions contained herein, and all applicable City regulations.

b. The Project Proponent shall prepare a digital copy (suitable for archival storage) of the plans and specifications noted in Condition "a." This product shall be received by the Brea Planning Division prior to the issuance of any building permits for the development.

COMMERCIAL USE

c. Commercial uses within Buildings A and B shall fundamentally be project and neighborhood serving, and aligning with the project descriptions, characterizations, and vision statements expressed by the applicant and conveyed within the staff report, the presentation to the Planning Commission, the plans and specifications and the whole of the record, subject to the review and approval of the City Planner. Nothing in this condition shall be construed to limit commercial customers to be generated from on-site, but shall generally achieve the goal to focus on uses aligned with Mixed Use principals for services and retail uses in convenient proximity to residences and offices for use by residents and office workers.

HOTEL RELATED

d. The approved hotel shall include architecture, public and guest room amenities, and features and operational characteristics consistent with the specifications and descriptions contained in the exhibits and information provided by the applicant. Said architecture, amenities, features and operational characteristics shall include:

    1. Separate dining and bar areas with full meal and alcoholic beverage service
    2. Conference meeting room, available to hotel guests and outside groups with a capacity conducive to use for local service clubs.
    3. Public room/lobby area(s) with features promoting guest gathering in a comfortable and inviting design with amenities and features such as conversation seating, wi-fi service, reading areas, fireplace, food and beverage service, etc.
    4. Improved and enhanced public guest amenities including swimming pool, health club/spa, outdoor seating and gathering areas with fire pit, bocce court, or similar features.
    5. Exterior and interior architectural design incorporating a local Brea/Orange County/Southern California, inspired and comprehensive design approach which provides the building and facilities a distinction from generic hotel branding and design features.

    Final consistency with this condition shall be subject to the review and approval of the City Planner prior to the issuance of construction permits.

e. Final Architectural plans and details shall be provided for the review and approval of the City Planner prior to the issuance of a construction permit. Architecture and design features shall be consistent with the specifications and details provided to the Planning Commission and shall include high quality materials, finishes, with complementing color palette. Any use of stucco surfacing within the development shall be smooth finished and final specifications and field samples shall be provided.

f. Final architectural and landscape design options for Building A and for Site 1 and respective design and details near the NWC of Birch Street and State College Blvd shall return for the administrative review and approval of the Planning Commission within a Study Session meeting prior to the issuance of a construction permit.

g. Final details regarding all window glazing and potentially reflective building surfaces shall be provided for the review and approval of the City Planner prior to the issuance of a construction permit. Said glazing and surfacing shall be treated or designed in a manner to reduce glare impacts to adjacent uses, motorists, pedestrians and wildlife (e.g. to reduce bird window strikes).

h. The project shall include Universal Design features for residential units. These features include physical improvements that make a dwelling unit more accessible to older or physically challenged tenants. The goal of this condition shall be to provide for as many universal design features as possible as contained and described within the City's Universal Design checklist. The Project Proponent shall submit details for its Universal Design Program for the review and approval of the City Planner prior to the issuance of a construction permit.

i. Final landscape, hardscape, and outdoor lighting plans and details shall be provided for the review and approval of the City Planner prior to the issuance of a construction permit. Said landscaping plan shall include water conserving irrigation meeting applicable City of Brea standards. Approved landscaping and irrigation shall be installed prior to any building occupancy. Said plan details shall include:

    1. Screening quality landscape treatments shall be incorporated along the western property line, adjacent to the parking garage. The screening shall additionally serve the paseo area adjacent to the east elevation of the parking garage.

    2. Details for decorative paving, hardscape, outdoor furniture, lighting and associated features. Outdoor amenities for the residential and commercial areas shall incorporate seating amenities, tables, planters and similar details as generally depicted within the concept plans and specifications provided to the Planning Commission.

    3. Open space areas along Birch Street shall be provided with plazas, courtyards, street furniture, outdoor dining, lounge areas and similar details to activate the Birch Street frontage which shall be available for general use by patrons of the businesses and pedestrians. Gates, fencing or similar materials restricting public access to the commercial frontage shall be prohibited to insure that areas are open and available for general use.

4. Project bicycle racks with unique design attributes, similar to depictions within the concept plans and specifications provided to the Planning Commission.

5. The number of trees, shrubs, groundcover and vines provided shall not be less than the amount depicted on the conceptual landscape plans contained within the Plans and Specifications.

6. Details shall include the quantity, size, species type and placement of final trees for all trail locations and linear park and common open space areas for each planning area of the project.

7. A landscape installation phasing plan which provides for select, initial placement and planting of trees and shrubs prior to building construction with a goal to provide visual softening of the site from adjacent neighborhoods and public view areas.

8. Final outdoor lighting details incorporating designs and fixtures consistent with the concept plans and specifications provided to the Planning Commission.

9. Wall & Fencing details with construction materials which are decorative and enduring such as Gabion, split-face, decorative masonry or of similar caliber. All low walls adjacent to the city trail shall be Gabion walls.

j. The applicant shall provide final detailed plans and associated agreements to construct and install a decorative pedestrian path/bridge within Tracks at Brea to connect the project to the trail, subject to the review and approval of the City Planner and City Engineer prior to the issuance of a construction permit.

k. The applicant shall provide for the plans and details and Installation of mature, specimen quality and sized (e.g. 60" box) trees within the Tracks at Brea site adjacent to the project site and modification of existing irrigation system in Tracks at Brea to irrigate the proposed trees, subject t the review and approval of the City prior to the issuance of any occupancy.

l. Applicant shall enter into a Maintenance and Reimbursement Agreement ("MRA") with the City for the improvements within the Tracks at Brea. The MRA shall be recorded prior to any occupancy. The MRA shall state that the Project Proponent(s) or Project Proponent's Association (POA) shall be responsible to fund, maintain, repair and reconstruct the proposed pedestrian path/bridge connections to the trails and shall reimburse City for the on-going maintenance cost of the proposed trees.

m. All landscaped areas shall be kept free from weeds and debris, maintained in a healthy growing condition and shall receive regular pruning, fertilizing, mowing and trimming. Unhealthy, dead or damaged plant materials shall be removed and replaced within thirty (30) days following written notice from the City Planner.

TRAFFIC AND PARKING RELATED

n. The applicant shall provide plans for the review of voluntary traffic Improvements consistent with representations provided to the Planning Commission, as memorialized at

the public hearing, and subject to the further definition and review and approval of the City Planner and City Engineer prior to the issuance of any construction permit for the project. Implementation of said plans shall occur prior to any occupancy. Said improvements shall include:

1. Adaptive Traffic Signal Control System for the signalized intersections on State College Blvd between Imperial Highway and Lambert Road.

2. Connected Vehicle Technology infrastructure for roadways and signals in the project vicinity.

3. Wayfinding and Congestion Avoidance program for the on-site circulation system.

4. Holiday Traffic Parking & Shuttle Plan to serve the Brea Mall and Marketplace shopping center during peak November and December holiday season.

5. A dedicated right turn lane improvement for southbound State College Blvd to west bound Birch Street.

6. Relocation and related improvements for transit stops on north and south bound State College Blvd along the project frontage. Said improvements shall provide for bus loading and unloading without impeding vehicles in the travel lane, subject to coordination with OCTA.

7. Increased width of project driveways beyond minimum City standard to facilitate optimal and more efficient ingress and egress of the site.

8. Modification of existing traffic signal synchronization phasing for signalized intersections near the project site.

o. The applicant shall provide a plan for the programming of the flexible parking/event space at the office buildings on Site 1. Said plan shall include the proposed types of events, number of events, schedule of events, maintenance of event site, parking management and similar operational details for this flexible parking/event space feature. All gathering space details shall be included in the Brea Place conditions, covenants and restrictions. Final operational details, design, colors, materials and finishes shall be subject to the review and approval of the City Planner prior to the issuance of construction permits.

p. Final plans for the details for the expansion of the existing parking garage structure shall be provided for the review and approval of the City Building and Safety Manager prior to the issuance of a construction permit. Said plans shall provide for structural retrofitting to meet current structural design standards per 2016 CA Building Code or an alternative method of means that is deemed structurally acceptable by the Building and Safety Manager. Final parking stall inventory shall be consistent with the findings and recommendations of the parking analysis provided for the project, including any applicable review recommendations from Gibson Transportation, as contained as exhibits to the staff report.

q. Final parking plans and details for Sites 1 and 2 shall be consistent with the findings and recommendations of the parking analysis provided for the project, including any applicable

review recommendations from Gibson Transportation, as contained as exhibits to the staff report. Any reduction of on-site parking, change of tenant spaces/uses, restriping or circulation modifications shall be reviewed and approved by the City Planner prior to any modifications.

r. The applicant shall provide a Parking Management Plan (PMP) for the review and approval of the City Planner prior to the issuance of any occupancy for the new buildings. Said PMP shall:

    1. Address the use of all on-site parking details and operations and shall incorporate management strategies to maximize the use of available parking (i.e. parking time limitations and transition from a day time use of the office building to a night time need for other uses).

    2. Identify a process and central contact to address and resolve any on-site parking discrepancies or issues in a timely fashion.

    3. Provide strategies to assure that on-site uses maintain on-site parking and preclude the potential for off-site parking impacts to the adjacent residential neighborhoods.

    4. Include a process by which the City of Brea is afforded the ability to require the ownership to provide additional parking analysis and amendments to the PMP to provide for new or modified parking management or solutions should the City of Brea identify any future parking shortfall or problems at the site.

s. The use of the integrated parking garages for Buildings A and B shall be limited to the parking of operable, resident owned, motor vehicles (i.e. cars, trucks, SUV's, motorcycles). The parking or storage of recreational vehicles is prohibited.

t. The final configuration for vehicle parking design, layout and any other applicable garage or surface parking area, shall be subject to the review and approval of the City Planner prior to issuance of construction permits.

u. A recorded reciprocal access and parking agreement between and among Site 1 and Site 2, and parcels within the sites, shall be executed to the satisfaction of the City Attorney, City Planner and City Engineer and implemented by the applicant prior to final occupancy. This agreement shall be included in the CC&Rs and recorded against all parcels subject to the agreement.

CCRS

v. Covenants, Codes and Restrictions (CC&R's) shall be provided for the review and approval of the City prior to the issuance of any construction permits. The CC&R's shall address the common area, including but not limited to the maintenance and responsibility on-site art piece(s), site drainage, fire service lines, uses, and associated piping and appurtenances, lighting, on-site landscaping, off-site: bio-swale, bridges, improvements and tree grove within the public right-of-way maintained by the Project Proponent.

    1. The CC&R's shall include a list of acceptable and/or prohibited uses for the commercial space. Said uses shall be consistent with the project descriptions and

vision provided to the Planning Commission through the project entitlement process and reflected within the staff reports, presentations, and specifications.

2. The CC&R's shall require: that parking garages are utilized for the parking of vehicles at all times; and include provisions for the creation of an on-site association/property management; establishment and use of patios/balconies, including but not limited to, storage and permitted outdoor furniture.

3. CC&R's shall be recorded within 30 days of the approved final tract map for Tentative Parcel Map No. 2016-178. A copy of the recorded CC&R's shall be provided to the Community Development Department within thirty (30) days of recordation.

4. All residential and commercial tenants shall be informed of the CC&Rs. A copy of the recorded CC&Rs shall be provided to each residential and commercial tenant upon signature agreement of lease contract.

TRASH

w. A final trash removal service plan shall be submitted for the review and approval of the City Planner prior to first occupancy. Said plan shall provide for and limit trash removal vehicles and servicing of facilities in a manner to reduce associated noise and nuisance impacts to on-site and off-site residents.

x. All outdoor trash facilities shall be shielded from view within a decorative enclosure with walls a minimum six (6) feet in height and provided with metal gates. The design of enclosures shall be in a manner consistent with the architecture used for the buildings and shall require a separate review and approval by the City Planner prior to the issuance of a construction permit.

MISC

y. The applicant shall provide a final construction phasing plan and a timeline of each phase planned in project implementation for the review and approval of the City Planner prior to the issuance of each construction permit.

z. The applicant shall provide a comprehensive sign program subject to the review and approval of the City Planner prior to the issuance of any sign permits. Said program shall include pertinent details regarding residential entry signage, commercial space and project wayfinding. Details shall include the maximum sign area, letter sizes, location, and number of signs, lighting techniques and associated details. Deviations from the signage criteria of the zoning ordinance may be considered within the Sign Program, subject to the review and approval of the City Planner. Signage shall be designed to minimize aesthetic and light and glare impacts to the residential units within and surrounding the project.

aa. The applicant shall provide final plans for surface treatments for any underground electrical vaults and screening treatments for above ground vaults shall be subject to the review and approval of the City Planner and Edison prior to the issuance of a construction permit.

bb. Hold Harmless: To the fullest extent permitted by law, the applicant shall indemnify, defend

and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Precise Development No. 16-04 and Conditional Use Permit Nos. 16-10 and 16-11; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of the Precise Development and Conditional Use Permits or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this Precise Development and Conditional Use Permit. Project Proponent's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitees' choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

MAP

a. Development shall occur in substantial conformance with the plans and specifications submitted to the Planning Commission and dated February 28, 2017; site plan, conceptual grading plans, tentative maps, utility plans conceptual landscape plans and associated details are all on file in the Planning Division, the conditions contained herein, and all applicable City regulations.

b. The applicant shall prepare a digital copy (suitable for archival storage) of the plans and specifications noted in Condition "a." This product shall be received by the Brea Planning Division and the Engineering Division prior to the issuance of any building permits for the development.

PRIOR TO FINAL MAP

c. Applicant shall submit Final Map (Parcel Map 2016-178) for the property area located on the west side of State College Boulevard, prepared by a Licensed Surveyor or Registered Civil Engineer authorized to practice land surveying in the State of California for review and approval.

d. The following easements shall be vacated by City of Brea:

    1. Existing 10-ft wide City of Brea Water Easement, except for the existing 12" water line located along the southwest corner of the property proposed to remain.

    2. Existing 30-ft wide City of Brea Storm Drain Easement along the northerly property line.

e. The following easement shall be dedicated to the City of Brea:

1. Public water easement for the proposed domestic water services and fire services location within the property along the first reach of northerly and southerly driveways on State College Boulevard. The exact width and limit of the easement shall be determined at the time of improvement plan review and approval process.

2. Additional public right-of-way dedication for the proposed right-turn only lane on the west side of State College Boulevard at Birch Street. The exact width and limits of dedication, which includes the corner cut-off, shall be determined at the time of improvement plan review and approval process.

f. Applicant shall prepare water easement abandonment and dedication documents for the relocation of the existing 8" public water line within the proposed hotel site (Site 2) located on the east side of State College Boulevard. These documents shall be prepared by a Licensed Surveyor or Registered Civil Engineer authorized to practice land surveying in the State of California for review and approval.

g. Applicant shall conduct a detailed operational analysis of the proposed traffic signals at the proposed driveway (Project Driveway C) on Birch Street prior to design of any improvements. The purpose of the operational analysis will be to demonstrate that fully actuated traffic signal can be satisfactorily incorporated into the City's regional traffic corridor signal synchronization systems on Birch Street without creating vehicle queues that would potentially block or disrupt the efficient operation of the other traffic signals on Birch Street corridor. It is anticipated that incorporation of the new traffic signals will incorporate the installation of adaptive traffic control technology, as such, the operational analysis shall be based on an adaptive traffic control system compatible with existing City equipment and incorporating up to a total of ten signalized intersections on State College Boulevard and Birch Street, as recommended by the Project Proponent and approved by the City Engineer.

h. Applicant shall submit public and private improvement plans, final sewer study and final drainage study for review and approval by City Engineer. Said plans and studies shall be prepared by a Registered Civil Engineer. The public improvements shall include, but are not limited to, the following:

1. Widening of the west side of State College Boulevard to accommodate the right-turn only lane. Project Proponent shall be responsible to remove, relocate, modify and reconstruct any existing improvements, including the traffic signal, impacted by the proposed improvement.

2. Relocation of existing on-site 60" public storm drains along the northerly property line into the City owned property (APN 319-022-28), also identified as Tracks at Brea. Project Proponent is responsible to replace all damaged or disturbed portion of the existing improvements (including the bio-swale) in the Tracks at Brea in-kind.

3. Removal of existing on-site 8" public water line, located in the apartment site west side of State College Boulevard, interfering with the proposed improvements. Project Proponent could reuse and/or reconstruct the remaining portion of the existing water line for private fire water line purposes per Fire Department review

and approval.

4. Relocation of existing on-site 8" public water line, located in hotel site east of State College Boulevard, interfering with the proposed improvements. Project Proponent shall submit public water easement abandonment and dedication documents for review and approval by City Engineer. These documents shall be prepared by a Licensed Surveyor or Registered Civil Engineer authorized to practice land surveying in the State of California.

5. Relocation of the existing water quality monitoring station on the existing 8" water line located in the southwest corner of the project. The new location shall be determined by City Engineer at the time of improvement plan review and approval process.

6. Upsizing the existing connector pipe between the catch basins on State College Boulevard and Birch Street (at the south east corner of the development area located on the west side of State College Boulevard), if the final drainage study indicates that the existing connector pipe is deficient to accept the proposed on-site runoff

7. Proposed improvements at Project Driveway A (existing northerly signalized driveway) on State College Boulevard are as follow:

    i. Restriping to provide an exclusive left turn lane and a right and through combination lane in the eastbound direction and modification of the existing signal heads as necessary to accommodate the restriping.

8. Proposed improvements at Project Driveway B (existing southerly non-signalized driveway) on State College Boulevard are as follow:

    i. Construction of a raised center median on State College Boulevard to allow right turns in and out of the driveway, as shown in the Traffic Impact Analysis (TIA). The exact length and width of the raised median to be determined by City Engineer at the time of improvement plan review and approval process.

9. Proposed improvements at Project Driveway C (existing non-signalized driveway) on Birch Street are as follow:

    i. If the traffic operational analysis is demonstrated to the satisfaction of the City Engineer that the proposed traffic signal at Project Driveway C can be incorporated into the City's signal synchronization system, then design of the traffic signal can proceed. Additionally, the Project Proponent shall include an adaptive traffic control system in the Birch Street corridor.

    ii. The Project Proponent shall monitor and report on the traffic signal synchronization operation of the Birch Street corridor on a regular basis

during the course of the construction and occupancy of the project up to 100% occupancy and for a period of two (2) years after 100% occupancy; and, to make improvements to the traffic signals on the Birch Street corridor, as required by the City Engineer, to ensure that the traffic signal synchronization continues to operate at an optimal level of service. For the purposes of the monitoring, it shall be the Project Proponent's obligation to retain a traffic engineering consultant qualified to conduct the monitoring and approved by the City Engineer.

iii. However, if the traffic operational analysis does not demonstrate to the satisfaction of the City Engineer, that the proposed traffic signal at Project Driveway C can be incorporated into the City's signal synchronization system, then further analysis shall be conducted at the Project Proponent's expense by a qualified Traffic Engineer approved the City Engineer to determine an alternative traffic mitigation solution acceptable to the City Engineer shall be provided.

i. Applicant shall complete the required improvements or enter into a Subdivision Improvement Agreement with the City. All public improvements required to construct within these Conditions of Approval, including proposed trees and irrigation modification improvements in Tracks at Brea, shall be guaranteed to be installed by providing bonds or sureties (cash deposit) for both Faithful Performance and Labor and Materials as required by the Subdivision Map Act in a form approved by the City Attorney. The bonds shall also include the costs associated with monthly traffic monitoring and reporting based during the course of the construction and occupancy of the project up to 100% occupancy and for a period of two (2) years after 100% occupancy.

j. Applicant shall submit a Baseline Traffic Monitoring Report. Applicant shall consult with City Traffic Engineer for the monitoring and the report format. The monitoring and report shall be conducted by a traffic engineering consultant qualified to perform the monitoring and approved by the City Traffic Engineer.

k. Applicant shall provide CC&Rs for the review and approval of the Public Works Department, Fire Department, Community Development Department and City Attorney. The CC&Rs shall address the common areas, including but not limited to the maintenance and responsibility: site drainage; shared utility lines and associated piping and appurtenances; lighting; on-site landscaping & irrigation maintained by the Project Proponent and/or Project Proponent's Association (POA). This requirement shall be included in the CC&Rs as described for the Precise Development No. 16-04 and Conditional Use Permit Nos. 16-10 and 16-11.

l. Said CC&R shall include a statement that "the recorded copy of the Maintenance and Reimbursement Agreement entered into by the Project Proponent and City is made a part of these CC&R's thereof."

Prior to issuance of any grading permit:

m. Applicant shall submit final Water Quality Management Plan for review and approval.

n. Applicant shall submit grading and demolition plans as prepared by Registered Civil Engineer for review and approval by the City Engineer and Building Official.

Upon the issuance of first construction (demo, grading or building) permit:

o. Applicant shall start the regular Traffic Monitoring Report process. Applicant shall consult with City Traffic Engineer for the monitoring and the report format. The monitoring and report shall be conducted by a traffic engineering consultant qualified to perform the monitoring and approved by the City Traffic Engineer and submit the report on a regular basis.

Prior to issuance of residential (non-parking structure) building permit for building fronting Birch Street or Hotel Site:

p. Applicant shall complete the construction of the following required improvements to the satisfaction of City Engineer:

    i. Raised center median on State College Boulevard at Project Driveway B.

    ii. Traffic signal and adaptive traffic system or alternately approved traffic mitigation on Project Driveways C.

Prior to issuance of building permit of the proposed structures fronting the Tracks at Brea:

q. Applicant shall complete the construction of the following required improvements to the satisfaction of City Engineer:

    i. Restriping and signal modification at Project Driveway A.

    ii. Relocation of 60" storm drain line.

    iii. Installation of tree and irrigation in the Tracks at Brea.

Prior to release of all Faithful Performance Bond:

r. Applicant shall provide regular Traffic Monitoring Report through the course of construction and up to a minimum of 24 months (2 years) from the time of 100% occupancy of the project. If the installed traffic signal on Project Driveway C is determined to not function to the satisfaction of the City Engineer, then the traffic signal shall be removed and an alternative traffic mitigation solution acceptable to the City Engineer shall be provided.

s. All improvements shall be completed and accepted by the City and warranty bond shall be provided in accordance with the Subdivision Improvement Agreement.

t. Hold Harmless: To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms,

entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Tentative Parcel Map No. 2016-178; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of this Tentative Parcel Map and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this Tentative Parcel Map. Project Proponent's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitees' choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

SUMMARY

The applicant is requesting entitlements to allow the development of the Brea Place Project including: a tentative parcel map; precise development; conditional use permits for a hotel and for parking modifications. Staff finds the project application and requested entitlements are designed to comply with the General Plan, City Code, California State Law and the Subdivision Map Act. The design, quality and uses proposed are found to further the goals and objectives of the General Plan and are consistent with Zoning for the property. The parking study confirms the alternative parking standards will meet the needs of land uses on site. Given this information, the environmental analysis, technical studies and the findings for this project, staff recommends the Planning Commission approve the requested entitlements subject to the conditions of approval.

Prepared by:

Star Haro
Associate Planner

ATTACHMENTS

1. Vicinity Map
2. Public Hearing Notice
3. Brea Place Addendum No. 16-01 and Traffic Study
4. 2003 General Plan Environmental Impact Report
5. 2013 Housing Element Addendum
6. Project Plans

7. Project Description
8. HWA Parking Study
9. Gibson Study

ATTACHMENT 1



N

SUBJECT PROPERTY AND VICINITY MAP

DATE: February 28, 2017

CASE NO: Precise Development No. 16-04, Conditional Use Permit Nos. 16- 10 and 16-11, Tentative Parcel Map No. 2016-178, and Addendum No. 16-01

CITY OF BREA

notice of public hearing

TO: **Property Owners within a 500-Foot Radius**

FROM: **City of Brea, Community Development Department**

SUBJECT: **PRECISE DEVELOPMENT NO. 16-04 AND CONDITIONAL USE PERMIT NOS. 16-10 AND 16-11, TENTATIVE PARCEL MAP NO. 2016-178 AND ADDENDUM NO. 16-01**

NOTICE IS HEREBY GIVEN that the public hearing scheduled to be held by the Planning Commission:

IS RECOMMENDED TO BE CONTINUED TO A DATE CERTAIN. However, at this time a staff report will be provided to the Planning Commission presenting: the history of the site, a review of the applicable zoning, an overview of the application and an explanation of the environmental review documents. The Planning Commission will receive this information and no deliberation will be held or decision will occur at this meeting. The public is encouraged to attend to learn more about the project and future hearing dates.

DATE AND TIME OF HEARING: **Tuesday, February 28, 2017, 7:00 p.m.**

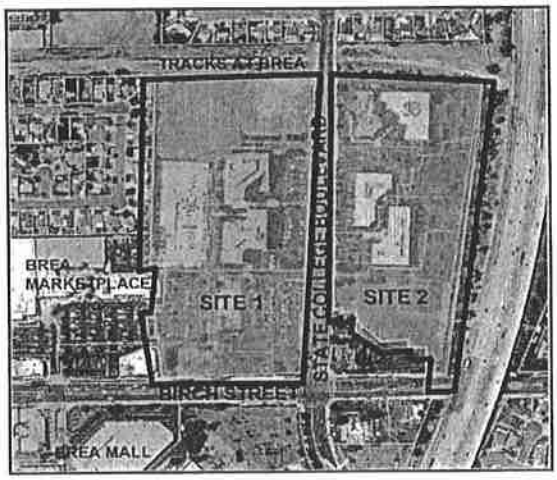
PLACE OF HEARING: Brea Civic & Cultural Center, Council Chambers
1 Civic Center Circle, Brea, CA 92821

REQUEST: Hines development is proposing: 747 apartments; 16,900 square feet of commercial space; an expansion of the existing two-level parking structure resulting in a four-level structure, in the Mixed Use zone; a 150-room hotel in the Major Shopping Center (Precise Development) zone and a Tentative Parcel Map to consolidate 8 parcels into 5. The project is in accordance with City Code Chapters 20.232, 20.258, 20.260, 20.408.030, Title 18, and the City of Brea General Plan and EIR. The proposed sites are legally described as Assessor Parcel Numbers 319-331-07, 319-331-10, 319-331-11, 319-331-12, 319-331-13, 319-331-14, 319-331-15, 319-332-01, 319-332-02, 319-331-03, and 319-331-04 as shown in the latest records of the County of Orange Tax Assessor.

APPLICANT AND PROPERTY OWNER: Brea Acquisition Partners LLC (Brea Partners)
17855 Von Karman, Suite 110
Irvine, CA 92614

ENVIRONMENTAL REVIEW: Addendum No. 16-01 has been prepared and has concluded no significant environmental impacts will occur with mitigations incorporated.

PROPERTY INVOLVED:



IF YOU CHALLENGE PRECISE DEVELOPMENT NO. 16-04, CONDITIONAL USE PERMIT NOS. 16-10 AND 16-11, TENTATIVE PARCEL MAP NO. 2016-178 ADDENDUM NO. 16-01 AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING. IF YOU WOULD LIKE MORE INFORMATION PLEASE CONTACT BREA CIVIC & CULTURAL CENTER, COMMUNITY DEVELOPMENT COUNTER, 3RD FLOOR, 1 CIVIC CENTER CIRCLE OR CALL (714) 990-7674.

COMMUNITY DEVELOPMENT DEPARTMENT

for:

Jennifer A. Lilley, AICP
City Planner

ATTACHMENT 3

City of Brea

Brea Place Project
Addendum to the City of Brea General Plan Final Program Environmental Impact Report

(SCH No. 2002061051)

Prepared for:
City of Brea
1 Civic Center Circle
Brea, California 92821

Prepared by:
Kimley-Horn and Associates
765 The City Drive, Suite 200
Orange, California 92868

February 2017

Kimley»Horn

BREA PLACE PROJECT

ADDENDUM TO THE CITY OF BREA GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT SCH NO. 2002061051

Prepared for	City of Brea 1 Civic Center Circle Brea, California 92821
Prepared by	Kimley-Horn and Associates 765 The City Drive, Suite 200 Orange, California 92868
Date	February 2017

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1 INTRODUCTION

Brea Place Acquisition Partners, LLC, known as Brea Partners (applicant) is proposing a horizontally- and vertically-mixed use development integrated into the existing Brea Place office campus located northeast (East Parcel) and northwest (West Parcel) of State College Boulevard at Birch Street in the City of Brea. Within the approximately 30-acre campus, the Brea Place Project would include 747 residential units, a 150-room hotel, the addition of two levels to an existing parking garage, and approximately 16,900 square feet of commercial uses.

1.1 California Environmental Quality Act

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §§ 21000 et seq.); the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §§ 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Brea.

Section 15164(a) of the State CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in PRC Section 21166 and Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent Environmental Impact Report (EIR) or Negative Declaration is only required when:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Brea (City) is the Lead Agency charged with the responsibility of deciding whether to approve the proposed Brea Place Project (project or proposed project). As part of its decision-making process, the City is required to review and consider whether the proposed project would create new significant impacts or significant impacts that would be substantially more severe than those disclosed in the City of Brea General Plan Final Program Environmental Impact Report (herein referred to as the 2003 General Plan EIR or EIR). Additional CEQA review beyond this Addendum would only be triggered if the proposed project creates new significant impacts or impacts that are more severe than those disclosed in the 2003 General Plan EIR used to approve the City of Brea General Plan in 2003, and the 2014-2021 Housing Element (Housing Element) in 2013 such that major revisions to the 2003 General Plan EIR would be required. To use an Addendum as the appropriate CEQA document for the Brea Place Project, the City must find that major revisions to the 2003 General Plan EIR are not necessary and that none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of additional CEQA documentation has occurred. Therefore, if none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an addendum may be prepared, consistent with State CEQA Guidelines Section 15164.

1.2 Background

1.2.1 City of Brea General Plan

In 2003, the City of Brea, as the Lead Agency, certified the 2003 General Plan EIR (State Clearinghouse [SCH] No. 2002061051) and adopted the City of Brea General Plan. At the time of its adoption, the General Plan was intended to guide the physical development for the next 20 years. “The Brea General Plan identifies the community’s vision for its collective future and establishes the fundamental framework to guide future decision-making about development, resource management, public safety, public services, and general community well-being.” The General Plan addressed and the 2003 General Plan EIR evaluated the respective Planning Areas inclusive of all properties within the City’s corporate boundaries and within the City’s Sphere of Influence.

The following summarizes the findings of the 2003 General Plan EIR associated with the adoption and long-term implementation of the General Plan. The EIR found the following environmental effects to be less than significant with the incorporation of mitigation:

- Aesthetics – Light and Glare: Introduction of structures and activities resulting in glare and new nighttime lighting;
- Biological Resources: Modification or elimination of sensitive vegetation communities and individual plant species;
- Biological Resources: Modification or elimination of habitat for sensitive wildlife species;
- Biological Resources: Increased urban-wildlife interface, and effects to the viability of wildlife corridors;
- Cultural Resources: Damage to prehistoric archaeological resources;
- Cultural Resources: Damage to historic resources;
- Cultural Resources: Damage to paleontological resources;

- Hazards and Hazardous Materials: Human health and safety impacts from the introduction of hillside residential development adjacent to a natural gas plant or soil gas seepage zone;
- Hydrology: Development within the 100-year flood zone;
- Noise: Noise levels associated with vehicles at the following locations: Lambert Road between Kraemer and Valencia; Puente Street between Lambert Road and Central; and Valencia Avenue between Imperial Highway and Birch.

The 2003 General Plan EIR found the following effects to be significant unavoidable impacts:

- Air Quality: Exceedance of emission levels for reactive organic compounds, particulate matter with a diameter of 10 microns or less, and nitrogen oxide associated with vehicles and stationary sources.
- Air Quality: Carbon monoxide hotspots at the intersections of Berry Street at Central Avenue, Puente Street at Central Avenue, Brea Boulevard at Imperial Highway, and State College Boulevard at Lambert Road.
- Traffic: Exceedance of the roadway capacity of Carbon Canyon Road between Valencia Avenue and the eastern border of the City of Brea.

The 2003 General Plan EIR found that implementation of the General Plan would have a less than significant impact or no impact to the remaining topical areas evaluated in accordance with CEQA Statutes and the State CEQA Guidelines.

1.2.2 Land Use Designations

The East Parcel has a General Plan land use designation of "Regional Commercial" and a zoning designation of "C-C (PD) Major Shopping Center (Precise Development)". The Regional Commercial land use designation is intended for diversified commercial uses serving a wide regional market area. Uses include large retail centers, the Brea Mall, service-oriented business activities, and other similar uses. The C-C zoning designation provides for the development of large modern shopping center facilities to serve the community; professional offices, restaurants are permitted by right under this zone. Hotels are permitted uses subject to the approval of a Conditional Use Permit. Areas zoned PD must comply with an approved precise plan of development. The Regional Commercial designation has a maximum Floor Area Ratio (FAR) of 0.65. As it applies to the East Parcel, the maximum square feet would be approximately 368,082 square feet based on a 0.65 FAR. Municipal Code Section 20.232.030 allows a maximum height of 75 feet.

The West Parcel has a General Plan land use designation of "Mixed Use I" and a zoning designation of Mixed Use I (MU-I). At the time the 2003 General Plan EIR was prepared, Mixed Use I land use designation was in place on the West Parcel. The Brea General Plan identifies that this designation is intended to allow for the creation of intense, mixed-use infill urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation encourages vertical and horizontal integration of compatible residential and commercial uses. This designation applies to sites in Brea with convenient access to major roadways and public transit. Land uses specifically prohibited include the manufacturing and processing of goods and materials and warehouses.

As identified in Municipal Code Section 20.258.010, the MU-I designation allows for a residential density of 12.1 to 50 dwelling units per acre (du/ac) with a maximum FAR of 3.0. Residential densities at the higher

end of the density range are envisioned for developments that incorporate a mix of uses. As applied to the 17.4-acre West Parcel, the maximum number of residential units would be 870. The General Plan assumes an approximate population density of 135 persons per acre. Municipal Code Section 20.258.030.D.3.b requires that 75 percent of site frontage on major streets to be non-residential commercial uses and permits a maximum building height of 100 feet (Municipal Code § 20.258.020).

1.2.3 Mixed Use Zoning, Public Facilities Zoning, and Parks/Recreation/Open Space Zoning Amendment

In 2005, the City prepared an Initial Study leading to a Negative Declaration (IS/ND) for the Brea Mixed Use Zoning, Public Facilities Zoning and Parks/Recreation/Open Space Zoning Amendment Project (Zoning Amendment). The IS/ND identified that the Project was not anticipated to create significant impacts within the area affected by the proposed zoning changes. The Project was the adoption of the Mixed-Use Zoning Ordinance; the establishment of three Mixed-Use Zoning Districts; the repeal of the Brea Town Plaza Specific Plan, and a zone change to apply the new zones to properties within the Mixed Use I, Mixed Use II, and Mixed Use III General Plan Land Use Designation together with related rezoning of properties affected by the repeal of the Brea Town Plaza Specific Plan.

With respect to the Brea Place Project, the Zoning Amendment rezoned the West Parcel from CC (PD) to Mixed Use I. The IS/ND identifies that the purpose and intent of this zoning designation is to:

> This zoning district provides areas for intense, mixed-use urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their vehicles. This designation encourages vertical and horizontal integration of compatible residential and nonresidential uses, whereby the uses share the same structure or parcel. The Mixed-Use I designation applies to Downtown Brea, including the Birch Street Corridor, as well as other sites located throughout the community with ready access to major roadways and public transit. Land uses specifically prohibited within the Mixed-Use I designation include the manufacturing and processing of goods and materials, and any warehousing. Public and private walkways and related facilities may be established within the Mixed-Use I designation. The residential density range is 12.1 to 50 dwelling units per acre. The maximum allowed Floor Area Ratio (FAR) is 3.00. Residential densities at the higher end of the range will only be allowed for developments that clearly incorporate a mix of uses.

1.2.4 2014-2021 Housing Element

In 2013, the City prepared an Addendum to the 2003 General Plan EIR (2013 Addendum) for the 2014-2021 Housing Element. The City Council found that "no subsequent EIR is necessary on the basis that no substantial evidence exists, in the light of the whole record, regarding any substantial changes in the project, or the circumstances under which the project is undertaken, which would require major revisions to the previously certified Program EIR." Therefore, the City determined that adoption of the Housing Element would have no greater impacts than identified in the 2003 General Plan EIR.

The 2013 Addendum is relevant to the Brea Place Project because the Housing Element identified an anticipated number of residential units for various properties throughout the City. The Housing Element identified that 1,744 high-density dwelling units could be developed under this designation, including 1,380 dwelling units on the Focused Development Sites.

The Housing Element includes seven Focused Development Sites with a land use designation of Mixed Use I. The 17.4-acre West Parcel is located within Focused Development Sites 3 and 4 (total of 12.7 acres). Focused Development Site 3 is 5.8 acres located in the southern portion of the West Parcel which is currently used for surface parking. The Housing Element identified "a possible yield of 232 new residential units." Focused Development Site 4 is 6.9 acres and includes the location of the existing parking structure and the undeveloped northern portion of the property. The Housing Element identified "a possible yield of 276 new residential units" at Site 4. At 40 du/ac, Focused Development Sites 3 and 4 were conservatively estimated to have 508 units. As previously noted, the Housing Element identified a total development potential of 1,380 dwelling units for the seven Focused Development Sites designated Mixed Use I.

It is important to note that the number of residential units identified in the Housing Element was intended to show that the City had adequate existing housing stock or appropriately zoned land such that the City could meet its Regional Housing Needs Assessment (RHNA) as required by State law. The 508 units identified for Focused Development Sites 3 and 4 was never intended to be a development cap, only a conservative projection of what the City could reasonably expect to accumulate in its housing stock if a residential development was proposed on the Focused Development Sites at some future time. As previously addressed, the General Plan and zoning designations for the West Parcel would allow for up to 870 residences at a maximum density of 50 du/ac.

1.3 Purpose and Findings of Addendum

The purpose of the Brea Place Addendum is to analyze any potential differences between the environmental effects identified in the 2003 General Plan EIR for the City of Brea General Plan inclusive of the 2013 Addendum, and those that would be associated with the proposed Brea Place Project. Because the 2013 Addendum concluded that the Housing Element would not result in any new significant impacts that were not analyzed in the 2003 General Plan EIR, nor would the Housing Element project cause a substantial increase in the severity of any previously identified environmental impacts, this Addendum for the Brea Place Project refers collectively herein to the 2003 General Plan EIR with the 2013 Addendum, as the 2003 General Plan EIR. This Addendum assumes the 508 residential units identified for Focused Area Development Sites 3 and 4 (12.7 acres of the 17.4-acre West Parcel) for comparative purposes to the proposed project's residential unit count. As previously noted, the 2003 General Plan, the 2005 Zoning Amendment, and the 2014-2021 Housing Element identified a density of 50 du/ac with a 3.0 FAR on the West Parcel which would allow for up to 870 dwelling units in addition to the existing land uses and proposed non-residential land uses.

The Brea Place Addendum finds that potential impacts associated with this proposed project would either be the same or not substantially greater than those described in the 2003 General Plan EIR. In addition, there are no substantial changes to the circumstances under which the proposed project would be undertaken that would result in more severe environmental impacts than previously addressed in the 2003 General Plan EIR, nor has any new information regarding the potential for more severe significant environmental impacts been identified that would result in the previous analysis being inadequate. As discussed in this Addendum, these conclusions are supported by substantial evidence, including project-specific analyses of potential impacts. Accordingly, in addition to the applicable 2003 General Plan EIR mitigation measures, project-specific traffic mitigation measures are provided in this Addendum that can mitigate impacts to a less than significant level. The applicant has agreed to these mitigation measures.

The addition of these traffic mitigation measures does not constitute a substantial change which would require major revisions of the 2003 General Plan EIR.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines, this Addendum to the previously certified 2003 General Plan EIR is the appropriate environmental documentation for the Brea Place Project. In taking action on any of the approvals for the proposed project, the decision-making body must consider the whole of the data presented in the 2003 General Plan EIR, the Findings of Fact and Statement of Overriding Considerations for the adoption of the General Plan; and the previously adopted Mitigation Monitoring and Reporting Program (MMRP), as applicable to the Brea Place Project.

2 DESCRIPTION OF PROPOSED PROJECT

2.1 Project Location

The project site is in the City of Brea, Orange County, California. The approximately 30-acre site is generally bordered by the Tracks at Brea Trail, a linear trail to the north; Birch Street to the south; State Route (SR) 57 to the east; and the Brea Marketplace Shopping Center and single-family residences to the west. The site is bisected north to south by State College Boulevard with development proposed east and west of State College Boulevard. Regional access to the site is provided by SR-57. Local access in the project area is provided by State College Boulevard, Birch Street, Lambert Road, and Imperial Highway. The project site is shown in a regional and local context on **Figure 1**. An aerial perspective of the site is provided as **Figure 2**.

The project site is relatively flat; it is at approximately 371 feet above mean sea level (msl) to 365 feet msl from north to south. The project site is currently developed with six office buildings, one parking structure, and surface parking. A total of 2,299 parking spaces are provided on the project site inclusive of surface parking and the parking structure.

The approximately 13-acre East Parcel (east of State College Boulevard) has four office buildings with surface parking dispersed through the property. The Claim Jumper Restaurant, located on the northeast corner of State College Boulevard at Birch Street, is not a part of the East Parcel and has its own parking. All parking for the East Parcel is provided in 1,028 surface parking spaces. North of the signalized intersection on State College Boulevard into the East Parcel are two office buildings: one two-story building and one three-story building. South of the signalized intersection are two office buildings: one two-story and one three story building. Ornamental landscaping is provided along the street frontages, within the parking areas, and adjacent to the office buildings. Vehicular access for the East Parcel is provided from one location on Birch Street and three locations on State College Boulevard, including the signalized intersection.

The approximately 17.4-acre West Parcel has two, six-story office buildings in the central portion of the property. Parking is provided for these offices in surface parking areas and in a two-level above-ground parking structure: one level of ground level parking and one level of roof top parking. The West Parcel has 1,271 parking spaces: 797 surface parking spaces and 474 spaces in the parking structure. The northern portion of the West Parcel (north of the signalized intersection) is vacant land. South of the office buildings to Birch Street, the parcel is used for surface parking. Landscaping is provided along the street frontages, within the parking areas, and adjacent to the office buildings. Vehicular access into the West Parcel is currently provided from one location on Birch Street, two locations on State College Boulevard, including the north signalized intersection, and from the Brea Marketplace Shopping Center. There is a third driveway on State College Boulevard that would provide access into the vacant parcel; the parcel is fenced with no access. Additionally, there is one bus stop on State College near its intersection with Birch Street, and one bus stop on Birch Street.

Land uses in the immediate vicinity of the East Parcel include the following:

- **North:** Tracks at Brea Trail, an approximately four-mile multi-use trail and linear park corridor located in the former Union Pacific Railroad right-of-way. Single-family residences are located north of the trail to Lambert Road.

- **South:** South of Birch Street to Imperial Highway is the Brea Mall, an enclosed, multi-tenant shopping center.
- **East:** State Route 57, a ten-lane freeway where it is adjacent to the project site.
- **West:** West of State College Boulevard is the west parcel of the project site.

Land uses in the immediate vicinity of the West Parcel include the following:

- **North:** Tracks at Brea Trail. North of the trail to Lambert Road are single-family detached residences.
- **South:** South of Birch Street to Imperial Highway is the Brea Mall.
- **East:** East of State College Boulevard is the east parcel of the project site and SR-57.
- **West:** From north to south, land uses are single-family detached residences; and the Brea Marketplace Shopping Center located between the East Parcel and Randolph Avenue. The shopping center fronts onto Birch Street.

2.2 Project Characteristics

2.2.1 Land Use Designations

As previously addressed, the East Parcel has a General Plan land use designation of "Regional Commercial" and a zoning designation of "C-C (PD) Major Shopping Center (Precise Development)". The Regional Commercial designation is intended for diversified commercial uses serving a wide regional market area. Uses include large retail centers, the Brea Mall, service-oriented business activities, and other similar uses. Uses determined to be compatible may also be allowed. Public and private hiking trails and related facilities are permitted under this land use designation. The C-C zoning designation provides for the development of large modern shopping center facilities to serve the community; professional offices, restaurants are permitted by right under this zone. Hotels are permitted uses subject to the approval of a Conditional Use Permit. Areas zoned PD must comply with an approved precise plan of development.

The West Parcel has a General Plan land use designation of "Mixed Use I" and a zoning designation of MU-I. The Brea General Plan identifies that this designation allows for the creation of intense, mixed-use infill urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their cars. The Mixed Use I designation encourages vertical and horizontal integration of compatible residential and commercial uses. It applies to sites in Brea with convenient access to major roadways and public transit. Land uses specifically prohibited include the manufacturing and processing of goods and materials and warehouses. The designation allows for a residential density of 12.1 to 50 du/ac with a maximum Floor Area Ratio (FAR) of 3.0. Residential densities at the higher end of the density range are envisioned for developments that incorporate a mix of uses. Therefore, 870 units could be located on the West Parcel assuming a maximum density of 50 du/ac. The Municipal Code requires 75 percent of the site frontage on major streets to be non-residential commercial uses, and allows a maximum building height of 100 feet.

2.2.2 Site Development

The conceptual site plan for the project is provided in **Figure 3**. The existing office buildings on the project site would be retained with the proposed residential/commercial-retail uses integrated into the existing 30-acre campus. As proposed, the project would allow for a mixed-use development with 747 multi-family

residential units, a 150-room hotel, and 16,900 square feet of commercial uses. Existing surface parking areas associated with the on-site office buildings would be partially displaced to allow for new site development. The existing two-level parking structure would be expanded to create two additional above-ground parking levels resulting in a four-level structure inclusive of rooftop parking.

East Parcel

As a part of the project, a 150-room hotel is proposed in the southwestern portion of the East Parcel. No other new uses are proposed on the East Parcel as a part of this project. The hotel site is currently used for surface parking for the existing office buildings. Surface parking would be provided for the hotel. Parking associated with the existing Claim Jumper Restaurant would not be affected. The entrance to the four-story hotel would be from the north side of the building. All hotel rooms would be accessed from hallways internal to the building. A fitness room, and an outdoor swimming pool and spa are proposed on the south side of the building. **Figures 4a** and **4b** are architectural renderings of the exterior elevations of the hotel.

West Parcel

Two apartment buildings would be located on the West Parcel. Both buildings would include a mix of studio, one-bedroom, and two-bedroom residential units. **Table 1** presents the breakdown of dwelling unit type for each building.

Table 1
Residential Unit Types

Unit Type	Net Square Feet	Building A (corner of Birch St at State College Blvd)	Building B (State College Blvd at Tracks at Brea Trail)	Total Units
Studio	438 – 514	54	27	81
1-Bedroom	650 – 776	252	160	412
2-Bedroom	1,024 – 1,177	156	98	254
Total	n/a	462	285	747

Source: Architects Orange, 2017.

Building A. Building A is proposed as a 5-story wrap structure with a southeast corner section provided as a 7-story podium. Building A would have 462 residential units, the majority which would be located on the upper 4 levels; 71 units would be located on the first level and 89 units on the second level. All units would be accessed from hallways internal to each floor of the building. Each apartment would have either a private balcony or patio. Building amenities would include a club house, fitness center, outdoor common areas, and two swimming pools. Neighborhood commercial uses totaling approximately 13,000 square feet would be located on the ground level of Building A along the Birch Street frontage including a corner commercial use at Birch Street and State College Boulevard. The building would wrap around a 7-level, aboveground parking structure with 804 parking spaces. A rooftop terrace would be located on a portion of the rooftop parking level of the parking structure. **Figures 5a** and **5b** are architectural renderings of the exterior elevations of Building A.

Building B. Building B is proposed as a combination 3-, 4-, and 5-story wrap structure with 285 residential units. First floor residential units in the eastern portion of the building would face onto a central courtyard. These units would have direct access from the courtyard. The remainder of the units would be accessed

from hallways internal to each floor of the building. Each unit would have either a private balcony or patio. The building would wrap around a six-level, aboveground parking structure with rooftop parking and a rooftop terrace. The 6-level parking structure would include 523 parking spaces. Neighborhood commercial uses would total approximately 3,900 square feet. Amenities for Building B would include a club house, fitness center, flex space, outdoor areas, and two swimming pools. **Figure 6a** and **Figure 6b** are architectural renderings of the exterior elevations of Building B.

Parking Structure. Adjacent to Building B is an existing two-level parking structure that provides 474 spaces for the two existing office buildings at the West Parcel. The proposed project would construct two additional levels on top of the existing structure to provide a four-level parking garage. Upon completion, the parking garage would have 1,011 parking spaces, an increase of 537 spaces. The architecture of the new garage floors would generally match the architecture of the existing garage.

2.2.3 Open Space and Amenities

The project is required to provide 75 square feet per dwelling unit as common open space which for Buildings A and B would be 56,025 square feet (1.29 acres). The proposed project exceeds this requirement and would provide 74,818 square feet (1.72 acres) as common open space. The City also requires, and the project would provide, 50 square feet of private open space for each residential unit. As previously identified, private balconies or patios are provided for all residential units. The common open space areas for Buildings A and B are shown in **Figure 7**.

Building A would include three publicly accessible, street level courtyards along the Birch Street frontage, and one courtyard near the entrance to the parking structure on the west side of Building A. Each area would include tables and seating areas, thematic paving, and landscaping. Interior courtyards within the development would be gated. Located on the ground level of the building is a proposed pool court area and club house. This area would include one swimming pool and one spa; barbeques, tables, and seating areas for outdoor dining; and a tot lot and green areas. A portion of the roof deck of the parking structure would be used as another common open space area. Proposed uses include one swimming pool and one spa, and tables and seating areas. A fitness center would also be located at the Birch Street frontage.

Building B would include two, street level courtyards along the west side of the building. Each area would include tables and seating areas, thematic paving, and landscaping, and would be gated. Located on the ground level on the eastern side of the building is a proposed pool court area and club house. This area would include one swimming pool and one spa, barbeques, tables, and seating areas for outdoor dining; and a tot lot. Building B includes an outdoor bocce lounge and play area. A portion of the roof level of the parking structure would be another common open space area. Proposed uses include one swimming pool and one spa, and tables and seating areas. The fitness center would also be located on the north side of Building B facing the Tracks at Brea Trail.

With respect to the West Parcel, additional landscaping and amenities would be provided in the open space areas connecting the existing to the proposed land uses including a pathway (paseo) from the Tracks at Brea Trail along the west side of Building B, and along the east side of the existing parking structure with connections to the Brea Marketplace Shopping Center to the west. New entry plazas at the existing office buildings and thematic paving and landscaping would be provided to tie together the existing and new buildings.

In addition to amenities associated with the new development, community venues would be available in the West Parcel. For example, a farmers' market could be accommodated in the surface parking areas east of the existing office buildings at days and times that do not conflict with office parking use.

2.2.4 Architecture, Landscaping, and Lighting

With respect to the apartment buildings, the contemporary, articulated facades would include a mix of stucco, brick, "barn wood finish siding", metal siding and metal awnings. The color pallet for Building A is proposed to be grays, beige, white, and teal. The color pallet for the building elevations of Building B would be gray, sage, and white.

The conceptual landscape plan is provided as **Figure 8.** Landscaping would be provided throughout the hotel site, Buildings A and B sites, and at the parking garage. The landscaping would match the existing landscaping within the 30-acre campus thematically while meeting current landscaping standards regarding species composition and drought tolerance. In addition, the landscaped areas would increase the amount of pervious surface areas compared to those areas that are paved parking area. All irrigation would be automatic, using drip irrigation, high-efficiency spray, and/or bubblers. All new landscaping would be required to comply with the Department of Water Resources State Model Landscape Ordinance as adopted by the City of Brea (Municipal Code, Chapter 13.20).

Project lighting would include light sources typically used in multi-family residential developments including outdoor lighting for security and wayfinding. Commercial uses along Birch Street may have additional illumination associated with interior lighting and signage.

The recreational, open space, and landscaped areas of the site would have lighting to allow for nighttime use of the amenity areas; lighting for security; and landscape accent lighting. Each level of the parking structures would have lighting for security and visibility. The Municipal Code states that all lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line is allowed (Municipal Code 20.08.040.C.5 and 20.22.040L).

2.2.5 Circulation and Parking

East Parcel

Vehicular access into the East Parcel would not change. Vehicular access would be provided from one location on Birch Street and three locations on State College Boulevard, including the existing signalized intersection. Direct vehicular access to the proposed hotel would be from the southernmost driveway on State College Boulevard, with a porte cochere on the north side of the hotel. Parking for the hotel would be provided in surface parking areas proximate to the hotel site.

West Parcel

Vehicular access into the West Parcel would be provided from existing locations on Birch Street, State College Boulevard, and from the Brea Marketplace Shopping Center.

As a part of the proposed project, a portion of the existing surface parking on Site 1 would be used to allow for the construction of residential Building A (see Figure 3). Surface parking would continue to be provided adjacent to the office buildings along State College Boulevard.

All resident parking for Buildings A and B would be provided in their respective gated parking structure. The Building A parking structure would provide 804 parking spaces, including 60 guest/unassigned spaces. Vehicular access into the Building A parking structure would be from an entrance on the west side of the

building from the drive aisle between Building A and the property boundary. Some surface parking spaces would also be located along this drive aisle. The second entrance would be on the north side of Building A at the southernmost driveway access into the West Parcel on State College Boulevard.

The Building B parking structure would provide 523 parking spaces, including 33 guest/unassigned spaces. Vehicular access into this parking structure would be provided from two locations on the south side of the building from the northernmost driveway access into the West Parcel on State College Boulevard.

Additionally, the existing two-level parking structure would be expanded to create two additional above-ground levels resulting in a four-level parking structure inclusive of rooftop parking. The existing structure has 474 parking spaces. With the proposed project, the structure would have 1,011 parking spaces resulting in an increase of 537 parking spaces. Parking in this ungated parking structure would offset the loss of surface parking for the office buildings as well as provide additional vehicle parking for Brea Place.

The project proposes a shared parking agreement among the various uses within the 30-acre site. The premise of shared parking is that combinations of land uses require less parking than the same land uses in freestanding/stand-alone locations. A shared parking analysis adjusts typical free-standing parking generation rates (expressed as the number of spaces required per unit of land use) for four factors that influence accumulation patterns:

1. Drive Ratio factors adjust parking requirements to reflect various modes of transportation to/from a site, such as walking, buses, and carpooling.
2. Captive Market factors adjust gross parking requirements to recognize that patrons are frequently parked for more than one land use and do not require more than one parking space (e.g., the office worker who is going to lunch downstairs does not simultaneously require a space at his/her office and restaurant).
3. Seasonal factors adjust generation rates to reflect seasonal variation in land uses, and therefore parking patterns (e.g., retail patronage does not peak in the summertime but movie attendance does).
4. Hourly factors adjust parking rates to reflect accumulation patterns throughout the day to recognize that land uses do not simultaneously generate demand for parking at the same time (e.g., hotel parking requirements peak at night when offices need few, if any, parking spaces).

Currently, the 30-acre site has 2,299 parking spaces; 703 of these spaces would be displaced by the project thereby resulting in a net total of 1,596 spaces prior to the construction of additional on-site parking. With the proposed development adding 537 spaces in the vertical expansion of the existing parking garage, and 1,327 parking spaces provided in the residential Building 1 and Building 2 parking garages, the project would provide 3,460 parking spaces (1,596 + 537 + 1,327 = 3,460 parking spaces).

Based on a project-specific parking analysis (HWA Parking, February 1, 2017), the peak parking demand would occur weekdays at 2:00 PM in June. With a total peak demand for 3,210 parking spaces, the peak demand at the East Parcel is anticipated to be 781 spaces and the peak demand at the West Parcel is anticipated to be 2,429 spaces.

At project buildout, there would be 2,508 parking spaces on the West Parcel and 952 parking spaces on the East Parcel. The shared demand for the West Parcel land uses (residential, office, and commercial) is anticipated to be 2,429 spaces, resulting in a surplus of 79 spaces. The East Parcel has 1,028 existing parking spaces; 745 spaces are required by Municipal Code for the existing office buildings. As previously

noted, the Claim Jumper Restaurant has its own parking and does not have rights to park on the East Parcel. The City Municipal Code requires a minimum of one parking space per guest unit (hotel room). Therefore, the proposed hotel requires 150 guest parking spaces. Upon implementation of the hotel, there would be 952 parking spaces on the East Parcel; 895 spaces are required by Municipal Code. The peak parking demand at the East Parcel is estimated to be 781 parking spaces, resulting in a projected surplus of 171 spaces. The applicant proposes to provide hotel parking through a combination of 72 parking spaces dedicated to the hotel and 78 spaces shared with the existing office buildings on the East Parcel. The anticipated peak parking demand for the offices and hotel is 781 parking spaces which is less than the number of available spaces on the East Parcel.

Therefore, the proposed project anticipates an overall surplus of 249 parking spaces. With the expected parking surplus, no off-site parking from the proposed project is expected to overflow into the adjacent neighborhoods. As a part of the project (Project Feature) and as a Condition of Approval, the parking structures and surface parking lots on the West Parcel and East Parcel would be monitored and surplus spaces would be counted by the Brea Place Property Management and Brea Place Security throughout the day to ensure adequate surplus exists. In cooperation with the City, should the number of surplus parking spaces be determined to be insufficient, the applicant would be responsible for implementing either a parking pass system for residents and office tenants, a parking gate system, or another option deemed acceptable to the City.

Project Traffic Improvement Design Features

The proposed project includes traffic improvements that are provided as Project Features and are not required to mitigate any environmental impacts associated with the project.

***Adaptive Traffic Control*.** Adaptive traffic control is a traffic management strategy which adjusts traffic signal timing based on actual traffic demand to accommodate changing traffic patterns. In contrast to standard signal synchronization, this system allows traffic signals to "self-optimize" based on what is occurring in real time. As a part of the proposed project, up to ten signals would be retrofitted on State College Boulevard generally between Imperial Highway and Lambert Road.

***Connected Vehicle Technology*.** Connected vehicle technology uses different technologies to enable cars, buses, trucks, trains, roads, and other infrastructure, and devices such as smartphones to "talk" to one another, and help facilitate driverless and autonomous vehicles in the future. The objective is to enhance driver safety and reduce travel times.[1] As a part of the proposed project, Dedicated Short Range Communication radios would be installed at the same signals being retrofitted for adaptive traffic control.

***Wayfinding and Congestion Avoidance*.** Wayfinding includes signage and an information program to direct people through a space to the correct entry/exit and parking areas. Congestion avoidance use signage, such as blankout signs, can be activated to direct people to specific entrances and exits to avoid congestion at key time periods. The blankout signs can be deactivated when not needed to communicate information to motorists.

***Holiday Traffic Parking & Shuttle System*.** Traffic congestion can occur near Brea Mall during the holiday season. As a part of the project, the Brea Place surface parking areas would be made available outside of regular business hours for the existing office buildings. In coordination with the mall operators, a holiday season parking and shuttle service would be provided. The adaptive traffic control system would be

[1] United States Department of Transportation http://www.its.dot.gov/cv_basics/cv_basics_what.htm. Accessed February 10, 2017.

adjusted to actual traffic conditions during the holiday season with the objective of improving vehicular traffic flow.

State College Boulevard Right-Turn Pocket. The applicant would provide a dedicated right-turn pocket on southbound State College Boulevard onto westbound Birch Street.

2.2.6 Infrastructure

Implementation of the proposed project would require the construction of new and/or upgraded and relocated utility infrastructure including but not limited to water and sewer lines, gas lines, and electrical lines to serve both the existing and proposed new land uses. These utilities would be connected to existing utility infrastructure in adjacent roadways, with the final sizing and design of on-site facilities to occur during final building design and plan check. The City provides water service and wastewater collection service to the City inclusive of the project site. Southern California Edison provides electrical service, and Southern California Gas Company provides natural gas service.

The project site is predominately impervious because of the existing structures and parking areas on the site. The site currently drains into grate inlets, catch basins, and subsurface storm drains within the drive aisles and parking areas of the project site, as well as to off-site streets and the railroad right-of-way used for the Tracks at Brea Trail. Flows drain to a storm drain lateral at the corner of Birch Street at State College Boulevard, and then to the Fullerton Reservoir Flood Control Basin. Project drainage patterns would be the same as predevelopment conditions with the exception of the use of biofiltration Best Management Practices (BMPs) to intercept storm water runoff prior to release into the storm drain system. Development of Building B would require an existing 60-inch drainage pipe to be rerouted to the north of the project site.

2.2.7 Construction and Grading Assumptions

Construction is expected to occur over a 12- to 18-month timeframe. Site preparation would include the demolition of surface parking areas. Grading activities are expected to entail approximately 28,000 cubic yards (cy) of cut and fill, approximately 2,150 cy of which would be imported fill.

2.2.8 Intended Uses of the Addendum

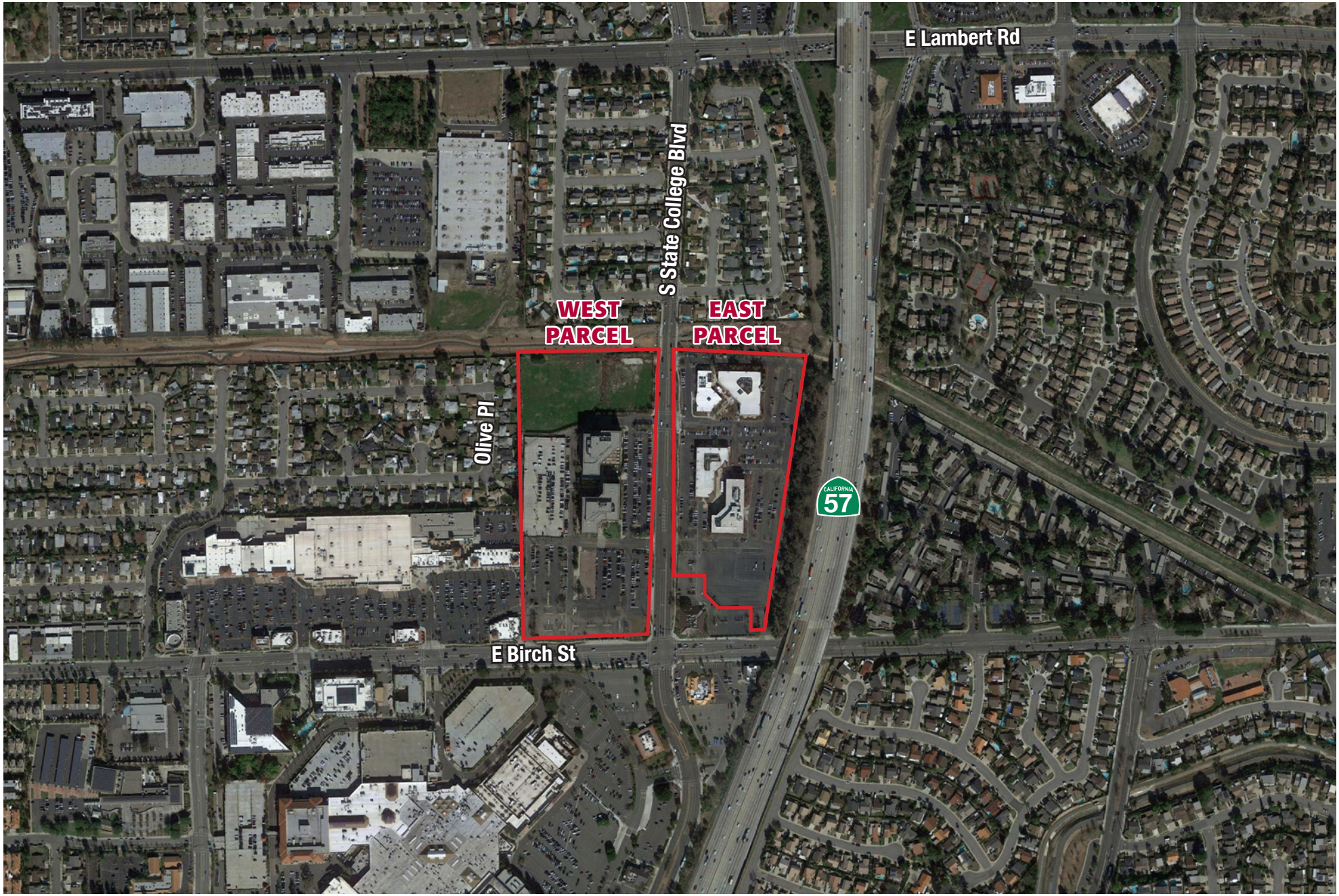
The City of Brea is the Lead Agency as set forth in CEQA Section 21067 and is responsible for reviewing and approving the Brea Place Addendum to the 2003 General Plan EIR. The City will consider the following discretionary approvals for the Brea Place Project:

- Conditional Use Permit for a hotel in the CC (PD) zone.
- Tentative Parcel Map for the West Parcel
- Conditional Use Permit for shared parking and parking ratio modification
- Precise Plan of Development for non-residential, residential, and hotel development

Additional permits required for the project may include but are not limited demolition permits; building permits; grading permits; and permits for new utility connections.



FIGURE 1: Regional Map
Brea Place - General Plan EIR Addendum
City of Brea



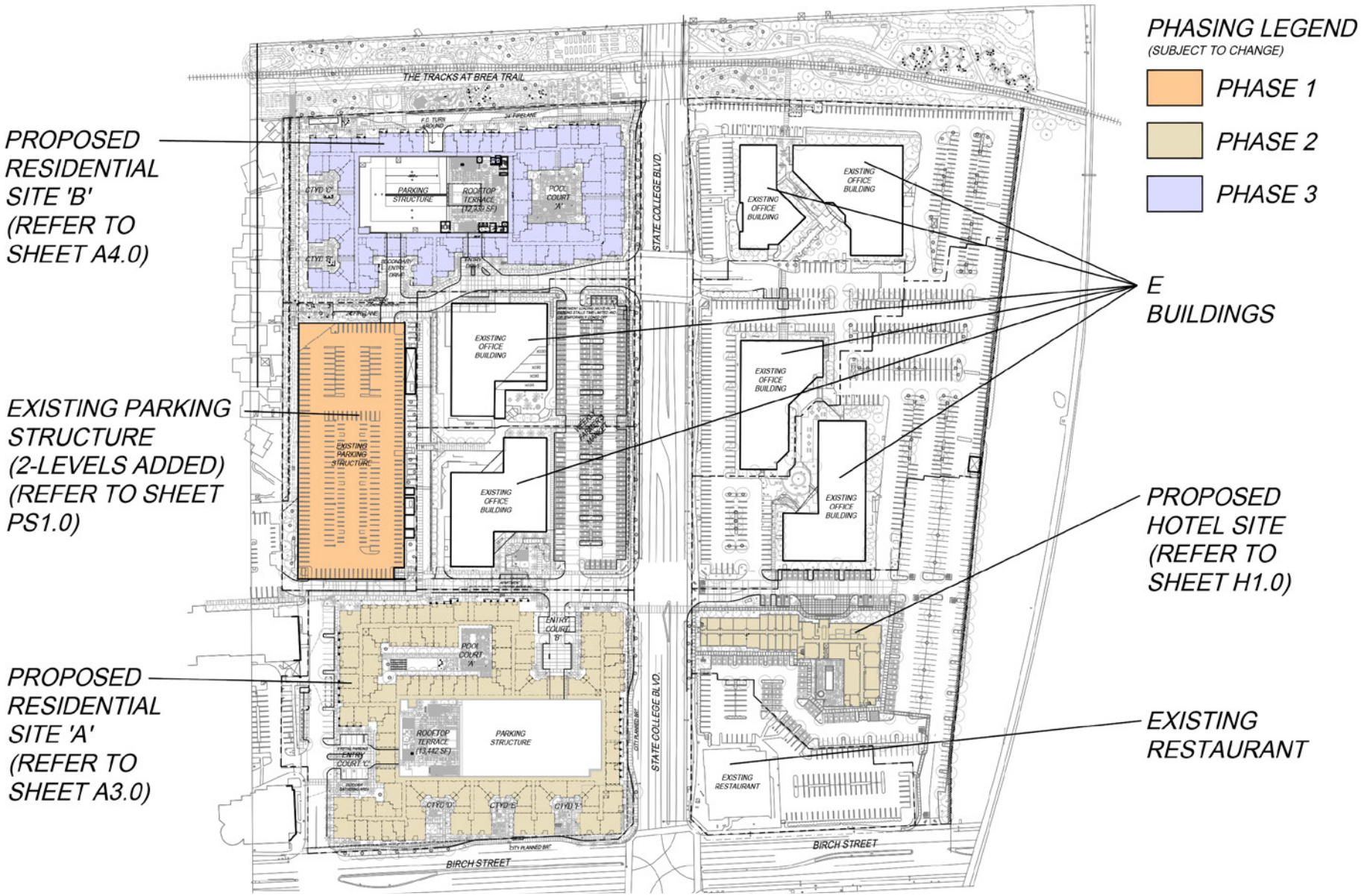
Source: Google Earth, 2016

Project Area

FIGURE 2: Vicinity Map
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn



Source: Architects Orange, 2016

FIGURE 3: Site Plan
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn



Source: Architects Orange, 2016

FIGURE 4a: Hotel Elevation
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn



Source: Architects Orange, 2016

FIGURE 4b: Hotel Rendering
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn



1. VIEW OF SOUTH SIDE LOOKING NORTH FROM STATE COLLEGE BLVD.

NOTE: RENDERINGS ARE CONCEPTUAL FOR STYLE AND ARTICULATION WITHOUT REGARD TO PROPOSED ELEVATION GRADES



2. VIEW LOOKING WEST ALONG STATE COLLEGE BLVD.

NOTE: RENDERINGS ARE CONCEPTUAL FOR STYLE AND ARTICULATION WITHOUT REGARD TO PROPOSED ELEVATION GRADES



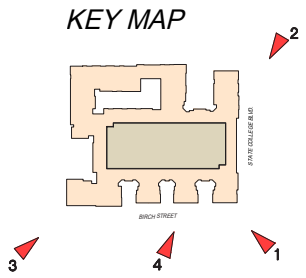
3. VIEW LOOKING NORTH FROM BIRCH STREET

NOTE: RENDERINGS ARE CONCEPTUAL FOR STYLE AND ARTICULATION WITHOUT REGARD TO PROPOSED ELEVATION GRADES



4. VIEW LOOKING NORTH FROM FROM BIRCH STREET

NOTE: RENDERINGS ARE CONCEPTUAL FOR STYLE AND ARTICULATION WITHOUT REGARD TO PROPOSED ELEVATION GRADES



Source: Architects Orange, 2016

FIGURE 5a: Building A Elevation
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn



Source: Architects Orange, 2016

FIGURE 5b: Building A Rendering
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn



1. VIEW LOOKING NORTH-WEST FROM STATE COLLEGE BLVD.

NOTE: RENDERINGS ARE CONCEPTUAL FOR STYLE AND ARTICULATION WITHOUT REGARD TO PROPOSED ELEVATION GRADES



2. VIEW LOOKING SOUTH-WEST FROM STATE COLLEGE BLVD.

NOTE: RENDERINGS ARE CONCEPTUAL FOR STYLE AND ARTICULATION WITHOUT REGARD TO PROPOSED ELEVATION GRADES



3. VIEW LOOKING EAST FROM THE TRACKS

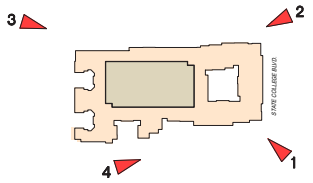
NOTE: RENDERINGS ARE CONCEPTUAL FOR STYLE AND ARTICULATION WITHOUT REGARD TO PROPOSED ELEVATION GRADES



4. VIEW LOOKING EAST TOWARDS LEASING OFFICE

NOTE: RENDERINGS ARE CONCEPTUAL FOR STYLE AND ARTICULATION WITHOUT REGARD TO PROPOSED ELEVATION GRADES

KEY MAP



Source: Architects Orange, 2016

FIGURE 6a: Building B Elevation
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn

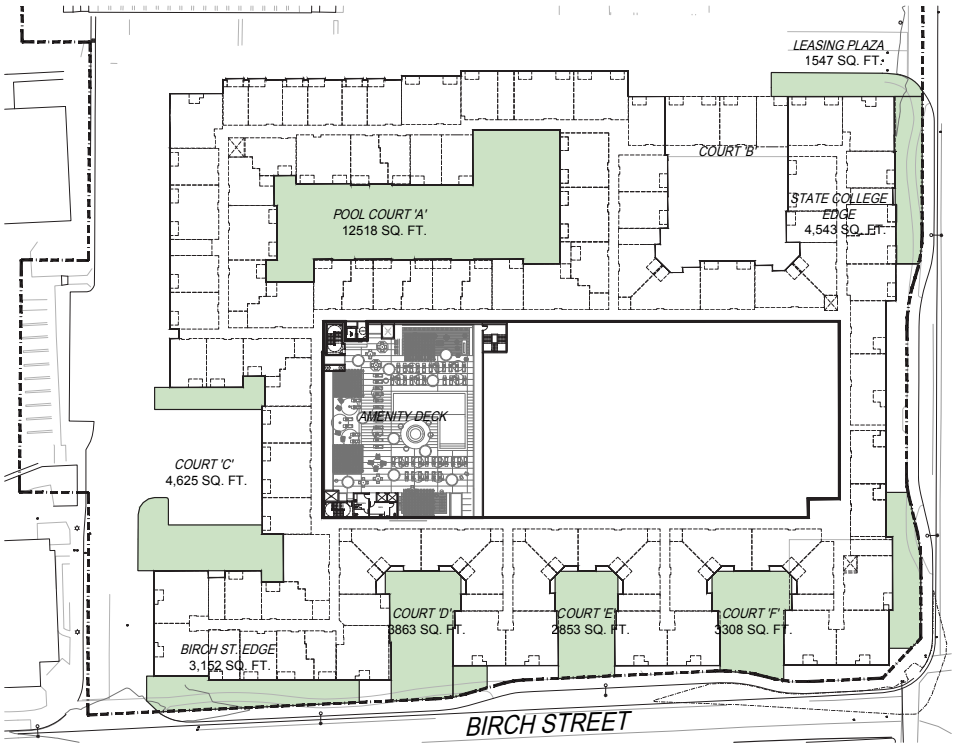


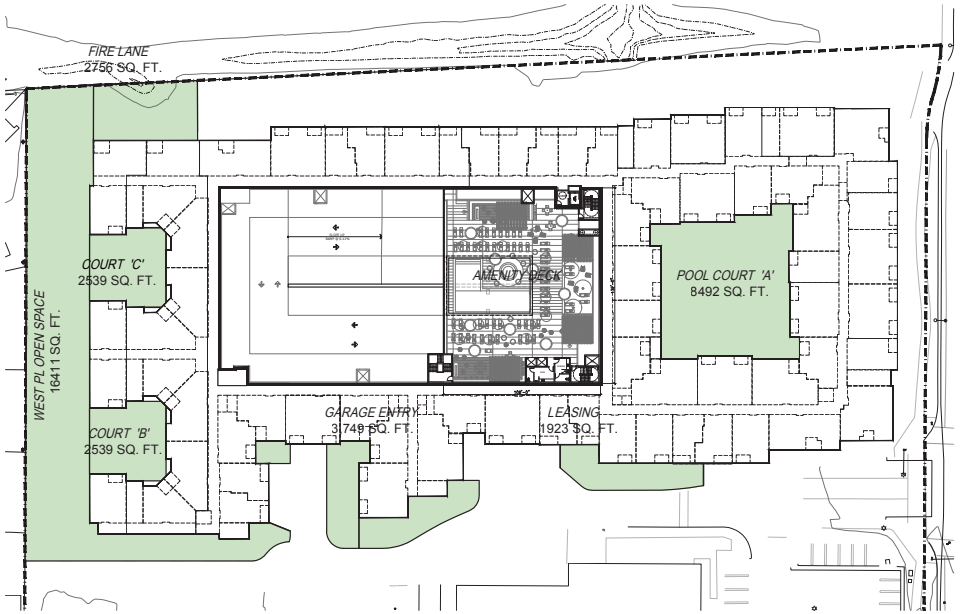
Source: Architects Orange, 2016

FIGURE 6b: Building B Rendering
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn





BUILDING A

Building A - Private Open Space			
UNIT	DECK SF	QTY	PROVIDED
S1	50	39	1,950
S2	50	15	750
A0	50	15	750
A1	50	39	1,950
A2	50	16	800
A3	50	35	1,750
A4	50	80	4,000
A5	50	24	1,200
A6	50	11	550
A7	50	32	1,600
B1	50	4	200
B2	50	45	2,250
B3	50	44	2,200
B4	50	13	650
B5	50	45	2,250
B6	50	5	250
TOTAL PROVIDED		462	23,100

Building A - Common Open Space	
OPEN AREA SECTION	PROVIDED
Pool Court A	12,518
Courtyard C	4,625
Courtyard D	3,863
Courtyard E	2,853
Courtyard F	3,308
Leasing Plaza	1,547
Birch Street Edge	3,152
State College Edge	4,543
TOTAL PROVIDED	36,409
TOTAL REQUIRED	462 DU x 75 SF/DU = 34,650 SF

BUILDING B

Building B - Private Open Space			
UNIT	DECK SF	QTY	PROVIDED
S1	50	31	1,550
A1	50	32	1,600
A2	50	8	400
A3	50	14	700
A4	50	49	2,450
A5	50	34	1,700
A6	50	15	750
A7	50	14	700
B1	50	8	400
B2	50	18	900
B3	50	53	2,650
B4	50	18	900
B5	50	8	400
TOTAL PROVIDED		302	15,100
TOTAL REQUIRED		302 DU X 50 SF/DU = 15,100 SF	

Building B - Common Open Space	
OPEN AREA SECTION	PROVIDED
Pool Court A	8,492
Courtyard B	2,539
Courtyard C	2,539
Leasing Plaza	1,923
Garage Entry	3,749
West PL Open Space	16,411
Fire Lane Area	2,756
TOTAL PROVIDED	38,409
TOTAL REQUIRED	302 DU x 75 SF/DU = 22,650 SF

Source: Architects Orange, 2016

FIGURE 7: Open Space Plan
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn



Source: Architects Orange, 2016

FIGURE 8: Landscape Plan
Brea Place - General Plan EIR Addendum
City of Brea

Not to scale

Kimley»Horn

3 BREA PLACE ENVIRONMENTAL IMPACT ANALYSIS

The scope of the City's review of the proposed Brea Place Project is limited by provisions set forth in CEQA and the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §§ 15000 et seq.). This review is limited to evaluating the environmental effects associated with the proposed project to the environmental effects of the City of Brea General Plan as set forth in the 2003 General Plan EIR. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the 2003 General Plan EIR was certified. This evaluation includes a determination as to whether the changes proposed for the project would result in any new significant impacts or a substantial increase in a previously identified significant impact.

Although State CEQA Guidelines Section 15164 does not stipulate the format or content of an Addendum, the topical areas addressed in the 2003 General Plan EIR were used as guidance for this Addendum. This comparative analysis provides the City with the factual basis for determining whether any changes in the project, any changes in circumstances, or any new information since the 2003 General Plan EIR was certified would require additional environmental review or preparation of a Subsequent EIR or Supplemental EIR.

Pursuant to Section 15162 of the State CEQA Guidelines, the City has determined, on the basis of substantial evidence provided in the 2003 General Plan EIR, the technical studies prepared for the proposed project, the analysis in this Addendum, staff reports, and public input, in the light of the whole record, which includes the project application materials, the Brea Place Addendum, finds that implementation of the Brea Place Project does not require substantial changes to the 2003 General Plan EIR; no substantial changes in circumstances would occur which would require major revisions to the 2003 General Plan EIR; and no new information of substantial importance has been revealed since the certification of 2003 General Plan EIR that would result in either new significant effects that would not be mitigated to a less than significant level or an increase in the severity of previously analyzed significant effects.

A Mitigation Monitoring and Reporting Program (MMRP) was adopted as a part of the 2003 General Plan EIR that minimized impacts associated with implementation of the General Plan. The previously adopted mitigation measures applicable to the proposed project as well as measures identified in this Addendum would be imposed as conditions on the project.

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT:

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	☐ Greenhouse Gases

DETERMINATION:

On the basis of this initial evaluation:

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR is adequately discusses the potential impacts of the project without modification.

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a

level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

	February 23, 2017
Signature	Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) A finding of “New Mitigation is Required” means that the project have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.

3) A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.

4) A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR evaluated the impacts to aesthetics and found the impacts to be less than significant with mitigation incorporated. The 2003 General Plan EIR also determined that scenic hillside resources had the potential to be adversely impacted by development resulting from the implementation of the General Plan. However, policies included within the General Plan protect scenic hillside resources to the maximum extent possible.

The project site is in flat area surrounded by urban development. The project is not located in a designated scenic hillside area and does not obstruct any public viewsheds of scenic hillsides. The site is partially developed with existing office buildings and is bordered by SR-57 to the east, and commercial shopping centers to the west and south. Single-family residential uses are located to the west and to the north. Homes to the north are separated from the project site by the Tracks at Brea Trail, a public open space area that provides visual separation between the project site and land uses to the north. The distance between the property line and the residences to the north is approximately 131 feet.

The Brea Place Project has been designed to serve as a gateway marker to the Birch Street Corridor. The most visible area of the project site would be residential Building A at the corner of Birch Street and State College Boulevard. As shown in Figures 5a and 5b, Building A has an articulated facade that visually breaks up the massing of the building at this location. The building architecture includes a variety of building materials (wood, glazing, metal, and concrete) to offer different views of the building structure. The incorporation of retail uses on the ground level along the Birch Street frontage would provide a human scale to the building by providing doors, windows, outdoor seating areas. Additionally, landscaping along Birch Street and State College Boulevard, including street trees would provide additional visual relief as well as some screening. The scale of the proposed residential and hotel buildings is compatible with the existing on-site office buildings, Brea Marketplace Shopping Center and Brea Mall, and therefore, do not appear out of character with the existing development in the surrounding area. Therefore, no know or more significant impacts on the existing visual character of the site or it surroundings would occur.

The incorporation of commercial uses on the ground level provide a human scale to the building by providing doors, windows, and outdoor seating areas. Additionally, landscaping along Birch Street and State College Boulevard, including street trees would provide additional visual relief as well as some screening. The scale of the proposed residential buildings and hotel are compatible with the other large buildings in the area including the existing office buildings within the 30-acre campus, the Brea Marketplace Shopping Center and the Brea Mall, and therefore, do not appear out of character with the existing development in the surrounding area. Therefore, no known or more significant impacts on the existing visual character of the site or its surroundings would occur.

The 2003 General Plan EIR also determined that light levels within the City of Brea would not substantially increase due to the implementation of the General Plan. However, the 2003 General Plan EIR also found that new developments could create new sources of light and glare resulting from additional nighttime lighting, an increase in vehicle headlights and the use of reflective building materials. Proposed glazing (e.g., glass exterior surfaces or windows) would be required to meet current building code requirements to minimize reflectivity for purposes of creating glare in off-site locations. Glazing specifications are checked and enforced during the building permit process. Additionally, building facade features such as window shades, stepped building setbacks, angled building sides, and other architectural features reduce the direct sunlight onto the building surface and minimize glare. To ensure that proposed project would not create new sources of light and glare, the proposed project would adhere to the 2003 General Plan EIR mitigation measure requiring City examination of potential light and glare effects, therefore, impacts to light and glare would remain at a less than significant level with mitigation. This finding is consistent with the 2003 General EIR regarding implementation of the General Plan.

Lighting specifications of the proposed development would be reviewed by the City of Brea during the building permit review process. The building permit review would ensure that the proposed lighting meets City building code requirements regarding types of outdoor illumination and light fixture shielding to prevent building spillover. The proposed project would not require changes to the mitigation measures presented in the 2003 General Plan EIR. No additional measures are required.

2003 General Plan EIR Mitigation Measures

For all development proposals, the City will examine potential light and glare effects associated with structures and on-site activities, and will ensure that features are incorporated into projects to avoid any diverse light and glare impacts.

Conclusion

Accordingly, no new impacts relative to adverse aesthetic impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to aesthetics. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
II. AGRICULTURE AND FORESTRY RESOURCES. 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, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion: The proposed project would not result in additional impacts to agriculture beyond those identified in the 2003 General Plan EIR because there are no prime, unique, or statewide important farmlands on or proximate to the project site. The EIR did not identify any impacts to agricultural uses; therefore, mitigation was not required. The proposed project would not result in any new adverse impacts or increase the severity of any previously identified impacts on agricultural or forest resources.

The majority of the project site is developed; the northern portion of the West Parcel is vacant with no previous development. No agricultural or forestry resources exist on or adjacent to the project site. No Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance is mapped in the project

vicinity; the project site is designated Other Land.[2] The project site is not the subject of a Williamson Act Contract. Additionally, the property does not include forest resources, including timberlands. The East Parcel has a zoning classification of C-C (PD) Major Shopping Center (Precise Development), and the West Parcel has a zoning classification of Mixed Use I. Neither of these zoning designations permit agricultural or forestry land uses. No impacts related to the loss of farmland would occur and no mitigation is required.

2003 General Plan EIR Mitigation Measures

None identified.

Conclusion

No significant impacts to agricultural resources are identified in the 2003 General Plan EIR. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to agricultural resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of no impact. Therefore, preparation of a subsequent environmental analysis is not warranted.

[2] Department of Conservation. California Important Farmland Finder. http://maps.conservation.ca.gov/ciff/ciff.html. Accessed December 15, 2016.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion: The project site is within the South Coast Air Basin (SCAB), which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, and is within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the California Air Resources Board (CARB) monitor air quality within the SCAB.

Regional air quality plans describe air pollution control strategies and measures to be implemented by a city, county, region, and/or air district. The primary purpose of an air quality plan is to bring an area that does not attain federal and State air quality standards in compliance with the requirements of the federal Clean Air Act and California Clean Air Act. In addition, air quality plans are developed to ensure that an area maintains a healthful level of air quality based on the National Ambient Air Quality Standards and

the California Ambient Air Quality Standards. The Air Quality Management Plan (AQMP) is prepared by SCAQMD and the Southern California Association of Governments (SCAG). The AQMP provides policies and control measures that reduce emissions to attain State and federal ambient air quality standards.

The SCAQMD's CEQA Handbook identifies two key indicators of consistency with the AQMP:

1. Whether a project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
2. Whether a project will exceed the assumptions in the AQMP based on the year of project buildout and phase.

The 2003 General Plan EIR (see Table 8) identifies that the General Plan Project would exceed the following SCAQMD emission significance thresholds: reactive organic compounds/gases (ROG), nitrogen oxide (NOx), carbon monoxide (CO), and particulate matter with a diameter of 10 microns or less (PM_{10}).[3] The 2003 General Plan EIR also identified the potential for carbon monoxide hotspots at the following intersections: Berry/Central, Puente/Central, and Brea/Imperial Highway. The 2003 General Plan EIR did not evaluate construction emissions.

The 2003 General Plan EIR determined that the generation of air pollutant emissions would be a significant and unavoidable impact. The EIR determined that at buildout of the City, approximately 32,012 pounds per day (lbs/day) of ROG would be generated daily within the City limits. Additionally, 7,081 lbs/day of NO_X, 123,681 lbs/day of CO, and 10,191 lbs/day of particulate matter would be generated in the City. The 2003 General Plan EIR includes goals and policies, as well as mitigation measures, to assist in the management and minimization of air quality impacts in the City; however, the 2003 General Plan EIR found air quality impacts would remain significant and unavoidable.

Construction Impacts

Construction of the proposed project would be required to comply with SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive Dust) which identifies measures to be implemented for the control fugitive dust generated during ground-disturbance activities. Enforcement of these measures would be provided by the City during grading and construction activities. Because construction activities would not exceed SCAQMD's significance thresholds, short-term construction emissions would be considered to have a less than significant impact.

Operational Impacts

The project proposes 747 residential units, a 150-room hotel, and 16,900 square feet of commercial uses, and construction of two additional parking levels to the existing parking garage. Long-term operational emissions associated with the proposed project are identified in Table 2. The estimated emissions associated with project operations are compared to site development with 508 residential units. The air quality modeling data is provided in Appendix A of this Addendum. Project emissions are within the emission assumptions identified in the 2003 General Plan EIR. As shown in the table, the proposed project is estimated to generate a marginal increase in air pollutant emissions compared with development of 747 units rather than 508 units. The proposed project would only result in a negligible amount of criteria air pollutant emissions when compared with the estimated emissions levels identified in the 2003 General Plan EIR. With the exception of NOx, operational emissions would not exceed the SCAQMD maximum

[3] At the time of preparation of the General Plan EIR, the SCAQMD did not require the evaluation of PM2.5.

daily threshold significance criteria and would be less than significant. Emissions of NOx would be above the daily significant threshold whether 508 or 747 units, the hotel, and expansion of the parking structure would be implemented.

Table 2
Long-Term Operational Emissions

Source	Emissions (Pounds per Day)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project[a.]						
Summer Emissions	38.34	81.5	215.56	0.57	21.90	8.33
Winter Emissions	38.17	82.31	217.02	0.55	21.91	8.34
SCAQMD Significance Thresholds:	55	55	550	150	150	55
Exceeds Thresholds?	No	Yes	No	No	No	No
Comparative Scenario[b.]						
Summer Emissions	28.19	40.22	116.69	0.26	15.43	5.22
Winter Emissions	28.16	40.56	117.92	0.26	15.44	5.23
SCAQMD Significance Thresholds:	55	55	550	150	150	55
Exceeds Thresholds?	No	Yes	No	No	No	No
Difference						
Summer Emissions	+10.15	+41.28	+98.97	+0.31	+6.47	+3.11
Winter Emissions	+10.01	+41.75	+99.10	+0.29	+6.47	+3.11

a. Emissions calculation based on 768 units as stated in Traffic Impact Analysis. As currently proposed, the project includes 747 units; therefore, operational emissions associated with the proposed project would be lower than identified in the table. Emissions projections account for the daily rates for multi-family residential, hotel, and commercial land uses identified in the transportation impact analysis (Urban Systems Associates, 2016), as well as the proximity to bus stops, commercial centers, and pedestrian/bike path.

b. For comparison purposes, the proposed project is compared to a development scenario with 508 residential units, a 150-room hotel, and 41,500 square feet of commercial uses.

Source: Michael Baker International, 2016.

The 2003 General Plan EIR identified significant and unavoidable air quality impacts. The EIR determined that implementation of the goals and policies in the General Plan and mitigation measures in the 2003 General Plan EIR would reduce air quality impacts throughout the City; impacts would remain significant and unavoidable. However, the proposed project is consistent with the allowable land uses for the project site; is consistent with development in the area; and would be in compliance with SCAQMD regional air quality requirements and applicable mitigation measures set forth in the 2003 General Plan EIR.

Based on the analysis above, implementation of the proposed project would not result in any additional air quality impacts beyond what was identified in the 2003 General Plan EIR. No new impacts have been identified and no new feasible mitigation measures are available to reduce these impacts. The proposed project would not result in any new adverse impacts or substantially increase the severity of any previously identified impacts on air quality. The project would not require changes to the mitigation measures presented in the 2003 General Plan EIR. Mitigation Measures 1 through 8 were identified in the 2003 General Plan EIR to reduce air emission impacts. Mitigation Measures 3, 6, 7, and 8, are not applicable to the proposed project.

Mitigation Measures 1 and 2 in the 2003 General Plan EIR state:

1. The City shall reduce vehicle emissions caused by traffic congestion by implementing transportation systems management techniques that include synchronized traffic signals and limiting on-street parking.
2. The City shall encourage major employers, tenants in business parks and other activity centers, and developers of large new developments to participate in transportation management associations.

The project would be designed and implemented consistent with the City's signal synchronization system. Brea Place residents would be provided with information and offerings related to the availability of alternatives to personal vehicle use. With respect to on-street parking, a parking study was prepared for this project using the Urban Land Institute's shared parking methodology for mixed use developments. The project parking study forecasts on-site surplus parking, thereby limiting the need for on-street parking. The Applicant would encourage Brea Place office tenants to stagger work hours, implement ride-sharing programs, and use the Bus Rapid Transit system directly available from the project site.

Mitigation Measure 4 states:

4. The City will encourage the incorporation of energy conservation techniques (i.e., installation of energy saving devices, construction of electric vehicle charging stations, use of sunlight-filtering window coatings or double-paned windows, utilization of light-colored roofing materials as opposed to dark-colored roofing material, and placement of shady trees next to habitable structures) in new developments.

Energy conservation includes compliance with Title 24 and the provision of electric vehicle charging stations in the parking garages for Building A, Building B, and the office parking structure. The project would include energy efficient heating ventilation and air conditioning (HVAC) systems; low flow plumbing fixtures; high efficiency lighting; motion sensor-activated lighting in parking garages; finish material selections with an emphasis on recycled content, low-VOC (volatile organic compound) content and materials sourced regionally; and Energy Star appliances. The project would also incorporate the use of drought tolerant species and high-efficiency irrigation water systems.

Residential Building A would be located at the existing surface parking lot, south of the 145 State College Boulevard office building. This asphalt parking lot would be replaced by structured parking in Building A. The removal of the asphalt lot and conversion to structured parking can reduce the urban heat island effect as well as provide shaded parking areas.[4] Roof materials would be more reflective to further reduce heat island effect. The applicant will pursue the implementation of peak demand energy storage for the office buildings to reduce peak demand consumption.

Mitigation Measure 5 states:

5. The City will encourage the incorporation of bus stands, bicycle racks, bicycle lanes, and other alternative transportation related infrastructure in new developments.

[4] As urban areas develop, changes occur in their landscape. Buildings, roads, and other infrastructure replace open land and vegetation. Surfaces that were once permeable and moist become impermeable and dry. These changes cause urban regions to become warmer than their rural surroundings, forming an "island" of higher temperatures in the landscape. https://www.epa.gov/heat-islands/learn-about-heat-islands. Accessed February 10, 2017.

The location of the project is linked directly to public transit and within walking distance to shopping centers and services which potentially reduces the reliance on vehicles for residents and employees. There are two bus stops proximate to the project site. At the West Parcel, there is one bus stop on State College near the intersection with Birch Street, and one bus stop on Birch Street.

The project would provide bicycle racks and bicycle lockers at a ground level of each parking garage, and would also provide bicycle rentals. The project is directly accessible to the Tracks at Brea Trail; therefore, the uses of bicycles as a mode of transportation is viable at this location. As a part of the project, a pedestrian paseo would provide a pathway from the Tracks at Brea Trail through Brea Place and connecting to either Birch Street or Brea Marketplace. This project feature would facilitate walkability through this area as an alternative to personal vehicles. The Brea Place Project further implements General Plan goals and policies by developing this project in an area that allows for alternative modes of transportation (e.g., biking and walking) to existing retail and employment centers which would result in an overall General Plan goal of reducing energy use reducing air quality emissions associated with automobile use. Therefore, no additional operational air quality measures have been identified. Additional mitigation measures beyond those identified in the 2003 General Plan EIR have not been identified because impacts evaluated for buildout of the City's General Plan occur a period of approximately 20 years.

2003 General Plan EIR Mitigation Measures

As previously noted, construction of the proposed project would be required to comply with SCAQMD Rule 402 (Nuisance), and Rule 403 (Fugitive Dust) which include measures to be implemented for the control of fugitive dust generated during ground-disturbance activities.

Implementation of the goals and policies contained in the General Plan would reduce air quality impacts generated in the City to the degree feasible. The 2003 General Plan EIR requires compliance with General Plan Goal CR-13 and the associated policies to minimize air quality impacts:

Goal CR-13	**Improve air quality.**
Policy CR-13.2	Promote energy conservation and recycling by public and private sectors.
Policy CR-13.3	Integrate air quality planning with land use, economic development, and transportation planning.
Policy CR-13.4	Encourage the expansion and retention of local-serving retail businesses (e.g., restaurants, family medical offices, drug stores) to reduce the number and length of automobile trips to comparable services located in other jurisdictions.
Policy CR-13.5	Encourage alternative modes of transportation, such as walking, biking, and public transportation to reduce emissions associated with automobile use.
Policy CR-13.6	Cooperate with the South Coast Air Quality Management District and Southern California Association of Governments (SCAG) in their efforts to implement the Regional Air Quality Management Plan.
Policy CR-13.7	Work with other responsible federal, State, and County agencies to decrease air pollution emissions occurring with the air basin.

Policy CR-13.8 Cooperate and participate in regional air quality management planning, programs, and enforcement measures.

The following 2003 General Plan EIR mitigation measures are applicable to the Brea Place Project.[5] The discussion above describes the various features of the project that serve to implement the directives of Mitigation Measures 1, 2, 4, and 5.

1. The City shall reduce vehicle emissions caused by traffic congestion by implementing transportation systems management techniques that include synchronized traffic signals and limiting on-street parking.
2. The City shall encourage major employers, tenants in business parks and other activity centers, and developers of large new developments to participate in transportation management associations.
4. The City will encourage the incorporation of energy conservation techniques (i.e., installation of energy saving devices, construction of electric vehicle charging stations, use of sunlight-filtering window coatings or double-paned windows, utilization of light-colored roofing materials as opposed to dark-colored roofing material, and placement of shady trees next to habitable structures) in new developments.
5. The City will encourage the incorporation of bus stands, bicycle racks, bicycle lanes, and other alternative transportation related infrastructure in new developments.

Conclusion

The 2003 General Plan EIR identified vehicle and stationary source air quality emissions, as well as carbon monoxide hotpots at four intersections, to be significant and unavoidable impacts. The project would cumulatively contribute to significant unavoidable impacts associated with vehicles and stationary source emissions. No hotspot impacts would occur. Therefore, the proposed project's construction emissions do not present any new significant environmental impacts not previously addressed in the 2003 General Plan EIR, nor substantially increase the severity of previously identified environmental effects. Information presented in this Addendum would alter these conclusions.

The proposed Project's impacts would be consistent with development in the area and would be in compliance with applicable AQMP measures. Consistent with the 2003 General Plan EIR, the proposed project would comply with applicable measures (Mitigation Measures 1, 2, 4 and 5). The applicant has agreed to these mitigation measures. No additional feasible mitigation measures are available to reduce emissions to a less than significant level. The cumulatively considerable net increase generated by the proposed project is consistent with the impact findings disclosed in the 2003 General Plan EIR. The project would not result in any new significant environmental impacts not previously addressed in the EIR, nor would the emission levels substantially increase the severity of previously identified environmental effects. Additionally, no new information of substantial importance that was not known and could not have been known at the time the 2003 General Plan EIR was certified is available that would change the prior finding. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to air quality. Therefore, preparation of a subsequent environmental analysis is not warranted.

[5] Mitigation measure numbering corresponds to City of Brea General Plan EIR.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IV. BIOLOGICAL RESOURCES. 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 or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR evaluation of biological resources noted the presence of sensitive vegetation communities such as coastal sage scrub, coast live oak/walnut woodland, riparian areas, and wetlands within the City of Brea and its Sphere of Influence. Sensitive plant species also were known to occur, or had the potential to occur, in this area. These plant species occur in largely undisturbed areas.

Most of the site is currently developed. The East Parcel has four office buildings with surface parking. The location of the proposed hotel is a paved parking area with no existing vegetation. The West Parcel is developed with two, six-story office buildings and a two-level parking structure. The northern portion of the West Parcel (the proposed location of Building B) is currently a vacant undeveloped area. However, this area has been previously cleared of native vegetation and the non-native/ruderal vegetation on site is regularly cleared to reduce fire hazards and minimize nuisance and pests. As with the remainder of the East and West Parcels, this portion of the West Parcel is surrounded on four sides by urban development and does not provide any native habitat connectivity, wetlands or riparian habitat, or serve as a wildlife corridor supporting the movement of wildlife species. The project site is not located within a habitat conservation plan area, and development of the project would not impede or prevent the assembly or implementation of any such plan. Based on site observations, no significant changes to the site conditions have occurred since the 2003 General Plan EIR was prepared and certified. The proposed project would not result in any new adverse impacts or increase the severity of any previously identified impacts on biological resources. The proposed project would not require changes to the mitigation measures presented in the 2003 General Plan EIR. No additional mitigation measures or further analysis is required.

2003 General Plan EIR Mitigation Measures

The following mitigation measures are applicable to the Brea Place Project.[6]

3. If construction activity is timed to occur during the nesting season (typically between March 1 and July 1), developers will be required provide focused surveys for nesting birds pursuant to California Department of Fish and Game requirements. Such surveys shall identify avoidance measures taken to protect active nests.

4. Removal of nonnative trees shall be permitted only outside the nesting season.

7. Vehicles will not be allowed to operate within the drip line of preserved trees.

11. Lighting in residential areas and along roadways shall be designed to prevent artificial lighting from reflecting into adjacent natural areas.

Conclusion

Accordingly, no new impacts relative to biological resources or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

[6] Mitigation measure numbering corresponds to City of Brea General Plan EIR.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/ No Impact	Reduced Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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 formal cemeteries?	☐	☐	☒	☐
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code §21074?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR found that development facilitated by the General Plan could expose unknown archaeological sites, structures, and fossils during excavation and grading activities. Consequently, the 2003 General Plan EIR incorporated mitigation measures intended to avoid or minimize impacts to archaeological or paleontological resources were documented or inferred resources are present. The EIR also noted that all archaeological resources shall be subject to the provisions of CEQA. There are no known archaeological, historic, or paleontological resources on or proximate to the project site. Therefore, Mitigation Measures 1 and 2 are not required.

Because the project site is in an urbanized area and has been previously developed/disturbed, it is not likely that human remains would be discovered during grading or construction activities. However, if human remains were to be discovered, the project would comply with State Health and Safety Code Section 7050.5-7055. If the coroner were to determine that the remains could be those of a Native American, or has reason to believe that they are those of a Native American, he/she would contact, within 24 hours, the Native American Heritage Commission.

The proposed project would not result in any new adverse impacts or increase the severity of any previously identified impacts on cultural resources. The proposed project would not require changes to the mitigation measures presented in the 2003 General Plan EIR. Furthermore, no new information of

substantial importance that was not known and could not have been known at the time the 2003 General Plan EIR was certified that would impact the prior finding under this threshold.

2003 General Plan EIR Mitigation Measures

Not applicable

Conclusion

Accordingly, no new impacts relative to cultural resources or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Strong seismic ground shaking?	☐	☐	☒	☐
d) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
e) Landslides?	☐	☐	☒	☐
f) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
g) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
h) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☒	☐
i) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR identified geologic impacts related to seismic ground-shaking, erosion and unstable soils. The evaluation concluded that implementation of the General Plan would expose additional people and structures to ground-shaking hazards. However, this was not found to be a

significant risk because all new developments would be required to incorporate preventive design and construction measures. Furthermore, General Plan Policy PS-8.4 would require site-specific geological and geotechnical evaluations in areas suspected or known to be at risk for landslides. The proposed project would be consistent with the 2003 General Plan EIR as it would not introduce any new risk factors associated with seismic ground-shaking.

The proposed project would be subject to City and State building codes and policies. The 2003 General Plan EIR also found less than significant impacts related to erosion. Please refer to Section IX, Hydrology and Water Quality, in this Addendum for further discussion of erosion control. However, the 2003 General Plan EIR determined that adherence to City design guidelines and standards would reduce any potential impacts to a less than significant level. The EIR further determined that several types of unstable soils occur in the City of Brea. However, as noted above, Policy PS-8.4 in the General Plan would require geological and geotechnical investigations of all new development in seismic and geologic hazards areas. The proposed project would be subject to all applicable City and State building codes as well as General Plan policies. A preliminary geotechnical investigation was prepared for the proposed project. The geotechnical report, included in this Addendum as Appendix B, did not identify any unusual circumstances with respect to the existing geotechnical conditions of the site that would result in new impacts or require new mitigation measures.

Accordingly, no new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and impacts to geology and soils would remain less than significant.

2003 General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to geology and soils or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR did not evaluate the effects of greenhouse gas (GHG) emission generation. At the time of approval of the 2003 General Plan EIR, the contribution of GHG emissions to climate change was a prominent issue of concern. On March 18, 2010, amendments to the State CEQA Guidelines took effect which set forth requirements for the analysis of GHG emissions under CEQA. Since the EIR has already been certified, the determination of whether GHG emissions and climate change needs to be analyzed for this specific development is governed by the law on supplemental or subsequent EIRs (PRC § 21166 and CEQA Guidelines §§ 15162 and 15163). GHG emissions and climate change are not required to be analyzed under those standards unless it constitutes "new information of substantial importance, which was not known and could not have been known at the time" the 2003 General Plan EIR was approved (State CEQA Guidelines § 15162(a)(3)).

The issue of GHG emissions and climate change impacts is not new information that was not known or could not have been known at the time of the certification of the 2003 General Plan EIR. The United Nations Framework Convention on Climate Change was established in 1992. The regulation of GHG emissions to reduce climate change impacts was extensively debated and analyzed throughout the early 1990s. The studies and analyses of this issue resulted in the adoption of the Kyoto Protocol in 1997.

Therefore, the fact that GHG emissions could have a significant adverse environmental impact was known at the time the General Plan was approved and the 2003 General Plan EIR was certified. Consistent with the statutory language, the courts have repeatedly held that new information that "was known" or "could have been known with the exercise of reasonable diligence" at the time of EIR certification does not trigger the supplemental EIR standard (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 532 ("CREED II"); ALARM, supra, 12 Cal.App.4th at 1800–1803). The courts have held that information on GHG emissions could have been known as early as 1994 and therefore do not trigger the new information standard under PRC Section 21166 for EIRs certified after that date (CREED II, supra, 196 Cal.App.4th at 530–532 [Impact from GHGs not new information for EIR certified in 1994.]). Since the General Plan EIR was approved in 2003, CREED II is dispositive and establishes that no review of this environmental issue is required for this project (see also *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301—the potential effects of GHG emissions were known and could have been addressed in conjunction with the certification of the EIR in 2003).

Therefore, per the CREED II court decision, although this previous environmental document did not include a GHG analysis, a supplemental environmental analysis of GHG impacts cannot be required absent new information. Information on the effect of GHG emissions on climate was known long before the City certified the 2003 General Plan EIR. Therefore, the effect of GHG emissions on climate could have been raised in 2003 when the City considered the certification of the EIR. A challenge to an EIR must be brought within 30 days of the lead agency's notice of approval (Pub. Resources Code, § 21167(b)). Under PRC Section 21166(c), an agency may not require a supplemental environmental review unless new information, which was not known and could not have been known at the time the EIR was certified, becomes available. After a project has been subject to environmental review, the statutory presumption flips in favor of the project proponent and against further review (*Moss v. County of Humboldt* (2008) 162 Cal.App.4th 1041, 1049-1050). "'[S]ection 21166 comes into play precisely because in-depth review has already occurred [and] the time for challenging the sufficiency of the original EIR has long since expired….'" (*Id.*, 1050). There is no competent evidence of new information of severe impact, and thus the City may rely on an addendum. Accordingly, the City finds that GHG impacts and climate change are not "new information" under PRC Section 21166.

Therefore, the impact of GHG emissions on climate change was known at the time of adoption of the 2003 General Plan EIR and therefore; under CEQA standards, it is not new information that requires analysis in a supplemental EIR or negative declaration. No supplemental environmental analysis of the proposed project's impacts on this issue is required under CEQA.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, 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 into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 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 for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR evaluated and identified potential impacts from hazards and hazardous materials resulting from implementation of the General Plan. The evaluation determined that adverse impacts could be reduced to a less than significant level with the incorporation of mitigation. The EIR identified oil and gas seepage zones with combustible methane gases. Per the Orange County Fire Authority, developments located within 300 feet of high concentrations of methane gases in soil would be required to have a specific mitigation plan. Furthermore, the 2003 General Plan EIR included mitigation measures to reduce potential impacts from hazard and hazardous materials to less than significant level.

The project proposes a mixed-use development integrated into the existing Brea Place office campus to include residential, hotel, and commercial uses. The uses associated with the project would be consistent with the General Plan and zoning designations for the property, and would not alter the conclusions of the 2003 General Plan EIR. The proposed project would adhere to all applicable City and State requirements related to protections from hazards and hazardous materials as well as all applicable mitigation measures. 2003 General Plan EIR Mitigation Measure 1 is not applicable to the project.

A Phase I Environmental Site Assessment (ESA) was prepared for the project. The Phase I ESA, included in Appendix C of this Addendum, did not identify any evidence of a recognized environmental condition (i.e., the presence or likely presence of any hazardous materials) or environmental issues associated with the project site. Therefore, no new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and impacts from hazards and hazardous materials would remain less than significant with mitigation incorporated. The proposed project would not require changes to the mitigation measures presented in the 2003 General Plan EIR. No additional mitigation measures or further analysis is required.

2003 General Plan EIR Mitigation Measures[7]

2. Prior to obtaining grading permits, a soil gas survey shall be conducted in accordance with the Orange County Fire Authority (OCFA) and the Brea Fire Department guidelines to determine whether or not there is methane and/or other combustible soil gases at concentrations of

[7] Mitigation measure numbering corresponds to City of Brea General Plan EIR.

concern at the site. The survey shall evaluate the areas around the old, abandoned wells as well as any and all locations identified by the City's combustible soil gas consultant.

3. Samples shall also be collected at depth below final design grades as determined by a registered professional engineer with experience in the field of combustible soil gas control and mitigation systems. Said survey is subject to third party review by the City's combustible soil gas consultant. Mitigation measures will be required if methane gas at concentrations over 5,000 parts per million is detected at the site, in accordance with the guidelines established by OCFA and the City of Brea Fire Department, as appropriate.

4. Prior to obtaining grading permits, site development plans must comply with the Brea Fire Department's requirements and OCFA guidelines for the investigation, mitigation, and remediation of combustible soil gases. These requirements are outlines in the County Fire "Guidelines for Combustible Soil Gas Hazard Mitigation" and the City of Brea Fire Department "Combustible Soil Gas Mitigation System Installation and Inspection Requirements." In addition, if hydrocarbon concentrations in excess of 20,000 parts per million are left in place below 10 feet below grade surface, OCFA will require documentation that shows that the contamination will not create a methane gas problem.

5. Mitigation measures regarding combustible soil gases shall be provided in accordance with City of Brea Fire Department's requirements and OCFA Guidelines. They may include but may not be limited to: sub-slab passive venting systems, sub-slab membranes, bottoms mitigation measures and venting of abandoned wells. This program shall be submitted to the Director or designee, development Services Department within 60 days of completion of grading for review/approval.

Conclusion

Accordingly, no new impacts relative to hazards or hazardous materials or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR determined that development resulting from implementation of the General Plan would result in an increase in impervious surfaces and therefore an increase in the amount and speed of runoff. As such, the EIR included mitigation measures to reduce potential impacts from flooding to less than significant. No water quality impacts were identified because projects would be required to comply with construction and operational water quality requirements.

Hydrology/Drainage

The project site is not in a designated floodplain or floodway. Therefore, Mitigation Measure 1 from the 2003 General Plan EIR is not applicable to the proposed project. The northern portion of the West Parcel, where Building B is proposed, is the only area of the site that has not been previously developed and is not currently connected to the existing storm drain system. Additionally, this area is the only location within the project site where new impervious surfaces would be added. A Preliminary Drainage Report was prepared to evaluate the drainage from this area and is included as Appendix D to this Addendum. The Preliminary Drainage Report concluded that development of the Building B site would not significantly alter the existing drainage pattern or significantly change the volume of rate of surface water runoff from the project site. The Building B development has been design to direct surface water runoff into biofiltration areas before discharging into the storm drain system. The surface water from this area would connect into the existing 60-inch storm drain located within State College Boulevard. The drainage connection would not result in growth-inducing effects because it would serve the Brea Place Project as contemplated in the 2003 General Plan EIR. The drainage report concluded that the addition of surface

water runoff from this portion of the project site is not substantial and would not adversely affect the capacity of the existing 60-inch storm drain pipe. No new impacts would result from development in this area.

Similarly, development of the hotel and Building A sites would also provide landscaped areas to serve as biofiltration strips to collect and treat storm water prior to being released into the existing storm drain system. Accordingly, no new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and impacts to hydrology and drainage would remain less than significant. The proposed project would be subject to Mitigation Measure 2 identified in the 2003 General Plan EIR. No new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and potential impacts would remain less than significant.

Water Quality

Construction: Short-term impacts related to water quality could occur during the earthwork and construction phase, when the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts would occur prior to the establishment of ground cover, when the erosion potential may remain relatively high. Construction of the proposed project has the potential to produce typical pollutants, such as nutrients, heavy metals, pesticides and herbicides, and chemicals related to construction and cleaning, waste materials, including wash water, paints, wood, paper, concrete, food container, sanitary wastes, fuel, and lubricants. Impacts to storm water quality could occur from construction and associated earth moving, and increased pollutant loadings.

Construction activities would disturb more than one acre and therefore would be required to comply with the water quality standards and waste discharge requirements of the National Pollutant Discharge Elimination System (NPDES). The General Construction Permit requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) which would include project construction features designed to prevent erosion and protect the quality of storm water runoff (i.e., Best Management Practices [BMPs]). Sediment control BMPs may include stabilized construction entrances and sediment filters on existing inlets. The proposed project would prepare a SWPPP during the City's plan review process, prior to issuance of a grading permit. Water quality standards and waste discharge are addressed using the BMPs incorporated in the SWPPP. Compliance with the SWPPP, including the BMPs associated with the project, would reduce, minimize, treat or even avoid storm water pollution associated with the construction of the proposed project. Implementation of BMPs identified in the SWPPP would eliminate or minimize pollution of downstream receiving waters.

Operations: The City also requires submittal of a Water Quality Management Plan (WQMP) during the plan review process, prior to issuance of a grading permit; a Preliminary WQMP has been prepared (Appendix D). The WQMP establishes BMPs specific to the project, to treat, reduce, or avoid the contamination of downstream waters from waterborne pollutants during the operations phase. Because infiltration is not feasible due to low infiltration rates, the proposed BMPs for the project include filtration planters and bioretention with underdrains. Water from roof downspouts would be collected and flow directly into the filtration planter boxes and bioretention BMPs with underdrains. Once storm water passes through the planting materials, water would be outlet from the base of the planter by curb drain to the street gutter.

No new impact relative to water quality or a substantial increase in the severity of a previously identified significant impact would occur. Furthermore, no new information of substantial importance that was not

known and could not have been known at the time the 2003 General Plan EIR was certified is available that would impact the prior finding of less than significant impact. No additional mitigation measures or further analysis is required.

2003 General Plan EIR Mitigation Measures[8]

2. Necessary storm drain improvements identified in the *Sewer Master Plan* shall be implemented as demand requires and funds are available.

Conclusion

Accordingly, no new impacts relative to hydrology and water quality or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

Discussion: The Initial Study prepared for the 2003 General Plan EIR, issues related to dividing an established community, and conflicts with local land use plans were found to have no impact and whether not further addressed in the 2003 General Plan EIR. The issues of concern addressed in the Land Use

[8] Mitigation measure numbering corresponds to City of Brea General Plan EIR.

section of the 2003 General Plan EIR were: the potential for the General Plan to conflict with existing development on South Brea Boulevard and in the surrounding residential neighborhoods; and conflicts with habitat conservation plans and natural community conservation plans. Indirect land uses impacts such as traffic, noise, air quality, and biological resources were addressed in the respective sections of the 2003 General Plan EIR. The 2003 General Plan EIR notes that the General Plan does not propose any substantial alteration to existing land use patterns.

With respect to land use compatibility, the following General Plan goals and policies were identified in the 2003 General Plan EIR:

Goal CD-1 Provide a balance of land uses to meet the present and future needs of all residents.

Policy CD-1.1 Create neighborhoods that effectively integrate single-family and multi-family housing with convenience and neighborhood shopping centers, park and recreation areas, and other uses appropriate for the neighborhoods.

Policy CD-1.2 Maintain a land use structure that balances the provision of jobs and housing with available infrastructure and public and human services.

Policy CD-1.3 Endeavor to create a mixture of employment opportunities for all economic levels of citizens.

Policy CD-1.4 Ensure that the City maintains a balance among residential, commercial, and industrial land uses.

Policy CD-1.5 Provide opportunities for development of housing that responds to diverse community needs in terms of density, size, location, design, and cost.

Policy CD-1.6 Accommodate a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.

Policy CD-1.7 Create and maintain linked open spaces and pedestrian access that serve the entire community.

Policy CD-1.8 Connect, where possible, all neighborhoods of the community and surrounding areas located with the City and Sphere of Influence with greenways and well-planned, well-located park areas. Maximize connections to hillside and open space areas.

Policy CD-1.9 Encourage new development that is organized around compact, walkable, mixed-use neighborhoods and districts to conserve open space resources, minimize infrastructure costs, and reduce reliance on the automobile.

Policy CD-1.10 Preserve open space wherever possible, especially in the hillside areas.

Policy CD-1.11 Maintain a mixture of business and retail uses within the community.

Policy CD-1.12 Preserve existing older but well-maintained neighborhoods.

Policy CD-1.13 Address "mansionization" in the community.

Policy CD-1.14 Update and enforce the Neighborhood Preservation Ordinance.

With respect to the proposed project, the project would allow for a horizontally- and vertically-mixed development integrated into the existing Brea Place office campus. The applicant is proposing 747 residential units, a 150-room hotel, approximately 16,900 square feet of commercial uses, and the expansion of an existing parking structure. The East Parcel has a General Plan land use designation of "Regional Commercial" and a zoning designation of C-C (PD) Major Shopping Center (Precise Development). The West Parcel has a General Plan land use designation of "Mixed Use I" and a zoning designation of MU-I. The proposed uses are consistent with these land use designations and the development standards governing development on the property. Therefore, the proposed project would not produce any new adverse impacts resulting from conflicts with existing land use plans on the existing project site or within the City of Brea. No physical structures would be developed that would physically divide an existing community in Brea. The proposed project does not propose any development or land use changes that would conflict with an existing habitat plan or impede the development of a future habitat conservation plan in the City of Brea or surrounding region. Accordingly, no new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and no potential conflicts on land use and planning have been identified.

2003 General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to land use and planning or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XI. MINERAL RESOURCES. 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?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR does not evaluate mineral resources. The City of Brea General Plan does not identify any regionally or locally important mineral resources on the project site. The proposed project would not remove any locally or regionally important mineral resources from production or preclude access to important mineral resources. The proposed project would develop a mixed-use development integrated into the existing Brea Place office campus. Therefore, the implementation of the project would not result in any new adverse impacts resulting in the loss of mineral resources or the ability to recover locally important mineral resources at the existing project site or within the City of Brea. No mitigation measures are required.

2003 General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to mineral resources or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR determined that implementation of the goals and policies contained in the General Plan would reduce noise impacts from stationary sources and transportation sources on sensitive land uses throughout the City.

Goal PS-3 Minimize noise impacts from sources other than transportation.

Policy PS-3.1 Require the inclusion of noise mitigation measures, techniques, and design features in the planning, design, and construction of future development and redevelopment projects.

Policy PS-3.2 Require that mixed-use structures be designed to prevent transfer of noise and vibration from commercial/retail to residential use.

Policy PS-3.3 Minimize stationary noise sources and noise emanating from construction activities and special events.

Policy PS-3.4 Require new non-residential developments to plan their delivery areas away from existing residential areas.

Policy PS-3.5 Continue active enforcement to limit commercial and industrial delivery hours adjoining residential areas.

The 2003 General Plan EIR also determined that roadway noise levels would be less than significant with mitigation at the following locations: Lambert Road between Kraemer Boulevard and Valencia Avenue; Puente Street between Lambert Road and Central Avenue; and Valencia Avenue between Imperial Highway and Birch Street. The noise level increase along these roadways would exceed the levels considered appropriate for residential land uses and would impact residences along these street segments. The 2003 General Plan EIR included mitigation measures requiring developers to incorporate noise control measures in new developments that are adjacent to these roadways and therefore the mitigation measures are not applicable to the proposed project. Stationary noise was determined to be less than significant due to compliance with existing City standards and regulations.

Construction Noise

Noise from construction activities is generated by two primary sources: (1) the transport of workers and equipment to construction sites, and (2) the noise related to active construction equipment. These noise levels would decrease rapidly with distance from the construction site at a rate of approximately six dBA per doubling of distance. Construction noise typically occurs intermittently and varies depending upon the nature or phase (e.g., demolition/land clearing, grading and excavation, erection) of construction.

Sensitive receptors in the surrounding area may potentially be exposed to sporadic high noise and vibration levels associated with project construction activities (e.g., power tools, jack hammers, truck noise). The grading/excavation phase of construction tends to be the shortest in duration and generates the highest construction noise levels because of the operation of heavy equipment

Table 3 identifies the anticipated construction equipment noise levels a distance of 50 feet from the noise source and is based on the quantity, type, and Acoustical Use Factor for each equipment type that may be used. It should be noted that the noise levels identified in the table are maximum sound levels (L_{max}), which are the highest individual sound occurring at an individual time period. Operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three to four minutes at lower power settings. Other primary sources of noise would be random incidents,

which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Table 3
Maximum Noise Levels Generated by Construction Equipment

Type of Equipment	Acoustical Use Factor[a] (percent)	L_{max} at 50 Feet (dBA)
Crane	16	81
Dozer	40	82
Excavator	40	81
Generator	50	81
Grader	40	85
Other Equipment (greater than five horse power)	50	85
Paver	50	77
Pile Driver (impact)	20	101
Pile Driver (sonic)	20	96
Roller	20	80
Tractor	40	84
Truck	40	80
Welder	40	73

a. Acoustical use factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

Source: Michael Baker International, 2016.

Pursuant to the Brea Municipal Code Section 8.20.0070 (Special Provisions), construction noise is exempt between the hours of 7:00 AM and 7:00 PM on weekdays, including Saturday. Construction noise may not occur on Sundays or federal holidays. These permitted hours of construction are included in the Municipal Code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. The potential for construction-related noise to affect nearby residential receptors would depend on the location and proximity of construction activities to these receptors. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensitive receptors. As such, construction noise impacts would be less than significant. Potential construction level noise would not result in a new or more significant impact than what was identified in the 2003 General Plan EIR.

Long-Term Operational Impacts

Off-Site Mobile Noise: As noted above, the 2003 General Plan EIR did not identify significant increases in traffic noise levels on the roadways surrounding the project site (including Birch Street and State College Boulevard). Based on the trip generation rates identified in the Traffic Impact Analysis, the project would generate 7,121 trips per day. According to the 2003 General Plan EIR, Birch Street and State College Boulevard have forecasted daily traffic volumes of 33,000 and 25,000, respectively. The California Department of Transportation (Caltrans) *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (2013), finds that the doubling of traffic on a roadway would result in an increase of 3 decibels (dB), a barely perceptible increase. The 7,121 daily trips anticipated to be generated by the project would

not increase the daily traffic volumes on Birch Street and State College Boulevard by a factor of two. Therefore, the project would not result in a perceptible increase traffic noise levels. A less than significant impact would occur.

On-Site Mobile Noise: The proposed project includes residential dwelling units that would be located along Birch Street and State College Boulevard. The future residents of the proposed on-site multi-family residential units could be exposed to elevated noise levels from traffic noise along these roadways.

The City of Brea exterior and interior Noise Ordinance (Municipal Code Chapter 8.20) standards are presented below.

Location	Noise Level (dBA)	Period	Time
Exterior	55	Daytime	7:00 a.m. – 10:00 p.m.
	50	Nighttime	10:00 p.m. – 7:00 a.m.
Interior	55	Daytime	7:00 a.m. – 10:00 p.m.
	45	Nighttime	10:00 p.m. – 7:00 a.m.

The 2003 General Plan EIR analyzed traffic noise from the segments of Birch Street and State College Boulevard that border the project site. The noise levels for each of these segments were modeled to be 69 A-weighted decibels (dBA) community noise equivalent level (CNEL) at 50 feet from the roadway centerline. The rights-of-way for both roadways are over 100 feet wide. Based on a standard outdoor-to-indoor attenuation rate of 24 dB[9], exterior noise levels of 69 dBA would be reduced to 45 dBA at 50 feet. Interior noise levels at the actual residences would be even lower because they would be set back further than 50 feet from the roadway centerlines. On-site noise levels would not exceed City and State standards. Impacts would be less than significant.

Stationary Noise Impacts: The primary noise sources associated with the proposed project would be mechanical equipment, slow-moving trucks (deliveries), parking, and noise from the outdoor courtyards/common areas:

- Mechanical Equipment: Typically, mechanical equipment noise is 55 dBA at 50 feet from the source. HVAC units would be included on the roofs of the proposed buildings. The HVAC units would be shielded by a mechanical screen wall and the roof would include a parapet, which would further attenuate noise. Because the project would not place project mechanical equipment near residential uses, noise from the HVAC units would not be perceptible at the nearest residents (adjacent to the project site on the west).
- Slow-Moving Trucks (Deliveries): The proposed project includes a mixed-use development with residential, hotel, and commercial uses that would necessitate occasional truck delivery operations. The existing office uses have occasional truck deliveries. Typically, a medium 2-axle truck used to make deliveries can generate a maximum noise level of 75 dBA at a distance of 50 feet. These are levels generated by a truck that is operated by an experienced "reasonable" driver with typically applied accelerations. Higher noise levels may be generated by the excessive application of power. Lower levels may be achieved but would not be considered representative of a nominal truck operation. The project would have enclosed truck loading areas accessible

[9] U.S. Environmental Protection Agency, *Protective Noise Levels (EPA 550/9-79-100)*, November 1979.

from Birch Street and State College Boulevard which would provide sufficient noise attenuation. As such, impacts resulting from truck delivery activities would be less than significant.

- Parking Areas: Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, engines starting up, and car pass-bys may be an annoyance to adjacent noise-sensitive receptors. Estimates of the maximum noise levels associated with some parking lot activities are presented in Table 4. Conversations in parking areas may also be an annoyance to adjacent sensitive receptors. Sound levels of speech typically range from 33 dBA at 48 feet for normal speech to 50 dBA at 50 feet for very loud speech.

Table 4
Typical Noise Levels Generated by Parking Lots

Noise Source	Maximum Noise Levels at 50 Feet from Source
Car door slamming	63 dBA Leq
Car starting	60 dBA Leq
Car idling	61 dBA Leq

Impacts associated with parking would be considered minimal since most parking spaces associated with the East Parcel would be adjacent to SR-57. Parking for the West Parcel would be primarily within structures. Building A and Building B would wrap around the parking structures thereby acting as a barrier to attenuate noise. These building would provide sufficient attenuation to the noise emanating from the parking structures. Additionally, noise levels associated with the expanded parking structure would be similar to the existing noise levels. It should be noted that parking lot noises are instantaneous noise levels compared to noise standards in the CNEL scale, which are averaged over time. As a result, actual noise levels over time resulting from parking lot activities would be far lower. Parking lot noise would also be partially masked by background noise from traffic along State College Boulevard and Birch Street. It should be noted that the existing parking structure on the West Parcel is located adjacent to residences located to the west of the structure. The addition of two additional parking levels is not anticipated to substantially increase the levels of parking lot noise over the existing condition. Other proposed parking areas adjacent to existing residences would be internal to building and parking lot noise would be shielded by the proposed building constructed around the parking structure. Therefore, the proposed parking would not result in substantially greater noise levels than currently exist at the project site. Noise associated with parking lot activities is not anticipated to exceed the City's Noise Standards or the California Land Use Compatibility Standards during operation. Therefore, noise impacts would be less than significant.

Outdoor Activity Areas/Common Area Noise: The proposed project includes multiple open space/common activity areas for on-site residents and commercial users. The ground-level retail uses would include courtyards. The residential component of the project would also include courtyards/pool areas for on-site residents. These areas have the potential to be accessed by groups of people intermittently for shopping, dining, outdoor events, parties, etc. Noise generated by groups of people is dependent on several factors including vocal effort, impulsiveness, and the random orientation of the crowd members. Crowd noise is estimated at 60 dBA at one meter (3.28 feet) away for raised normal

speaking.[10] This noise level would have a +5 dBA adjustment for the impulsiveness of the noise source, and a -3 dBA adjustment for the random orientation of the crowd members.[11] Therefore, crowd noise would be approximately 62 dBA at one meter from the source (i.e., the courtyards, public plaza, event lawn). Noise has a decay rate due to distance attenuation, which is calculated based on the Inverse Square Law. Based upon the Inverse Square Law, sound levels decrease by 6 dBA for each doubling of distance from the source.[12] As a result, crowd noise would be 56.0 dBA at 6.56 feet and 52.3 dBA at 10 feet, which would not exceed the existing City's daytime noise standard.

Activity within the on-site residential courtyards would be surrounded by the proposed mixed-use buildings, as well as landscaping, which would further attenuate outdoor activity noise levels. The closest sensitive receptors (single-family residences) adjoin the project site to the west and to the north; these receptors could be exposed to intermittently excessive noise levels from the proposed outdoor common areas on the project site. Noise from the proposed common areas would be infrequent and predominantly limited to normal daytime hours. Noise generated at the ground-level commercial areas along Birch Street and State College Boulevard would be shielded by existing ambient noise along these roadways. As such, the introduction of the proposed commercial, dining uses, courtyards, etc. on the project site would not introduce an intrusive noise source over existing conditions. A less than significant impact would occur.

Vibration

Project construction can generate varying degrees of ground-borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Ground-borne vibrations from construction activities rarely reach levels that damage structures.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.20 inch/second) appears to be conservative. The types of construction vibration impact include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Typical vibration produced by construction equipment is identified in Table 5.

Ground-borne vibration decreases rapidly with distance. As indicated in the table, based on the FTA data, vibration velocities from typical heavy construction equipment operations that would be used during typical project construction range from 0.003 to 0.089 inch-per-second peak particle velocity (PPV) at 25 feet from the source of activity. Pile driving equipment would range from 0.177 to 0.644 inch-per-second PPV. The nearest sensitive receptors (residential uses to the west and north) are located approximately 25 feet from the project boundary and approximately 100 feet or more from where the closest building would be located. As noted in the table, vibration from construction activities experienced at the nearest

[10] M.J. Hayne, et al, *Prediction of Crowd Noise*, Acoustics, November 2006.
[11] *Ibid*.
[12] Cyril M. Harris, *Noise Control in Buildings*, 1994.

sensitive receptors (residences to the west and north) would be below the 0.20 inch-per-second PPV at 100 feet significance threshold. Impacts would be less than significant.

Table 5
Typical Vibration Levels for Construction Equipment

Equipment	Approximate Peak Particle Velocity At 25 Feet (Inches/Second)[a.]	Approximate Peak Particle Velocity At 100 Feet (Inches/Second)[b.]
Large bulldozer	0.089	0.011
Loaded trucks	0.076	0.010
Small bulldozer	0.003	0.000
Jackhammer	0.035	0.004
Pile Driver (impact)	0.644	0.081
Pile Driver (sonic)	0.177	0.021

a. Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Guidelines*, May 2006. Table 12-2.
b. Calculated using the following formula: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$ where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines;* D = the distance from the equipment to the receiver

2003 General Plan EIR Mitigation Measures

The 2003 General Plan EIR listed two mitigation measures to reduce traffic noise; however, these mitigation measures were specific to future developments on Lambert Road, Valencia Avenue and Puente Street and are not relevant to the proposed project.

The 2003 General Plan EIR requires compliance with General Plan Goal PS-3 and the associated policies to minimize stationary noise impacts:

Goal PS-3 **Minimize noise impacts from sources other than transportation.**

Policy PS-3.1 Require the inclusion of noise mitigation measures, techniques, and design features in the planning, design, and construction of future development and redevelopment projects.

Policy PS-3.2 Require that mixed-use structures be designed to prevent transfer of noise and vibration from commercial/retail to residential use.

Policy PS-3.3 Minimize stationary noise sources and noise emanating from construction activities and special events.

Policy PS-3.4 Require new non-residential developments to plan their delivery areas away from existing residential areas.

Policy PS-3.5 Continue active enforcement to limit commercial and industrial delivery hours adjoining residential areas.

Conclusion

The 2003 General Plan EIR identified transportation noise impacts as significant impacts that could be reduced to less than significant levels. The proposed project does not present any new significant

environmental impacts not previously addressed in the 2013 General Plan EIR, nor substantially increase the severity of previously identified environmental effects. Accordingly, no new impacts relative to noise and vibration or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion: Potential changes to population are address in the General Plan and Housing Element. The General Plan and 2003 General Plan EIR identify that the City would add an average of 757 residents per year between 2002 and 2020. The 2013 Addendum notes that as of January 2013, the City's population had grown at a significantly lower rate than forecasted; the overall growth would remain below the forecasts included in the 2003 General Plan EIR. The 2013 Addendum also concluded that adoption of the Housing Element would not result in the need for housing units or cause population increases beyond the levels considered in the 2003 General Plan EIR. The project proposes 747 residential units. Based on a maximum density of 50 du/ac, the West Parcel could have up to 870 residential units. The Housing Element, for the purpose of the RHNA analysis, assumed 40 du/ac on 12.7 acres of the 17.4-acre property, or 508 residential units. Using the California Department of Finance[13] persons per household estimates for the City of Brea for 2016, the number of persons with 870 dwelling units would be 2,445. With respect to the proposed project, 747 dwelling units would have an estimated population of 2,099 persons.

[13] California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State*.

Therefore, the potential population increase associated with the additional residential units would be consistent with the range of development assumptions set forth in the 2003 General Plan EIR and 2013 Addendum. Accordingly, no new impacts nor a substantial increase in the severity of a previously identified significant impact would occur; impacts to population and housing would remain less than significant.

2003 General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to population and housing or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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:	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR identified that development would place additional demands on fire and police protection services, school facilities, and library services/facilities. The 2003 General Plan EIR determined that the compliance with goals and policies in the, and payment of school fees (Senate Bill 50), would alleviate any adverse impacts and no mitigation would be required. The EIR notes that the City can impose conditions of approval on development projects to ensure that development does not proceed in advance of the City's ability to have adequate response capabilities. The EIR also documented that buildout of the General Plan would result in approximately 13,600 new residents and 5,430 new dwelling units. The proposed project would allow for a mixed-use infill development integrated into the existing Brea Place office campus. The project is consistent with the zoning and General Plan designations for the East and West Parcels. The project would not exceed the buildout projections of population or overall housing units identified in the General Plan such that a significantly increased need for fire or police services would occur. Furthermore, the City had adopted and implements a Nexus Program that requires all new development to pay a fire impact fee at the time of building permit issuance to offset the cost of providing additional services including facilities, equipment, and personnel. The need for additional police facilities has not been identified.

Payment of school fees would be collected at the building permit stage and are paid prior to building construction of the project. The payment of school fees as a mitigation is consistent with Section 65995(h) of the California Government Code and is considered full and complete mitigation for impacts on school facilities and potential impacts are considered less than significant.

Based on the Orange County Public Library system's service standards of 0.2 square feet of library space per capita and 1.5 volumes per capita, the 2003 General Plan EIR found that the anticipated increase in population under the General Plan would generate demand for 2,720 additional square feet of library space and 20,400 new volumes. However, developers would be required to pay impact fees to the library system prior to the issuance of building permits. The environmental effects of construction and operation of additional library facilities would be evaluated separately when planning for such facilities. Therefore, the EIR identified environmental impacts from new or expanded library facilities as less than significant.

With respect to parks, please see the discussion in Section XV below. Accordingly, no new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and impacts to public services would remain less than significant.

2003 General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to public services or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XV. RECREATION. Would the project:				
a) 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 recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR evaluated the potential for General Plan implementation to impact recreation and found the impacts to be less than significant. With the anticipated increase in population under the General Plan, the EIR concluded that the City's ratio of parkland acreage to population would decrease from 9 acres per 1,000 residents to 6.6 acres per 1,000 residents, if the amount of park acreage remained constant at the time of the 2003 General Plan EIR. The EIR also found that the completed 13-acre public park in Olinda Ranch and planned joint-use sports park and junior high (now elementary) school on Birch Street would add to the amount of parkland in the City and was not factored into that original decreased acreage. The 2003 General Plan EIR determined that upon implementation of the General Plan, the City would exceed its minimum park service standard of 5 acres per 1,000 residents. The Community Resources chapter of the General Plan includes goals and policies for the provision of additional parks and recreational opportunities. The implementation guide for the General Plan calls for the City to require the dedication of park facilities (or in lieu fees) as a condition of new development pursuant to the Quimby Act.

The proposed project includes both private and common open spaces for Buildings A and B. The project is required to provide 75 square feet per dwelling unit as common open space which for Buildings A and B would be 56,025 square feet (1.29 acres). The proposed project exceeds this requirement and would provide 74,818 square feet (1.72 acres) of common open space. The City also requires, and the project would provide, 50 square feet of private open space for each residential unit. Both Buildings A and B would provide tenants with swimming pools and spas; club houses; barbeques, tables, and seating areas for outdoor dining; tot lots and green areas. A fitness center would also be provided in Building A and Building B.

Additionally, the City requires residential developments to dedicate parklands or pay in-lieu fees to accommodate and offset their fair share of impacts to parklands. The applicant would pay in-lieu fees at the time of building permit issuance. Accordingly, no new impacts nor a substantial increase in the

severity of a previously identified significant impact would occur and impacts on recreational facilities would remain less than significant.

2003 General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to recreation or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVI. TRANSPORTATION / TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR found that with the addition of traffic anticipated under buildout of the General Plan, 13 intersections in the City would exceed level of service (LOS) standards during peak hours. These standards are LOS D for City intersections and LOS E for intersections in the Congestion Management Program. However, goals and policies in the General Plan would minimize the impacts associated with future trips. Transportation improvements in the City's Nexus Program, funded by traffic impact fees from all new development in the City, also would reduce impacts at area intersections to a less than significant level.

The 2003 General Plan EIR identified one roadway segment, Carbon Canyon Road between Valencia Avenue and the eastern edge of the City, as near its capacity of 20,000 average daily traffic (ADT). The EIR determined that implementation of the General Plan would result in a significant and unmitigable traffic impact on the roadway segment; however; the Brea Place development would not add a significant amount of traffic to this roadway segment that would result in any new or more significant impacts.

In 2013, the City updated the Housing Element of the General Plan and prepared an Addendum to the 2003 General Plan EIR. The Housing Element conservatively estimated 508 residential units on Focused Development Sites 3 and 4 (12.7 acres of the 17.4-acre West Parcel). The number of residential units identified in the Housing Element was intended to show that the City had adequate existing housing stock or appropriately zoned land such that the City could meet its RHNA allocation. The 508 units identified for Focused Development Sites 3 and 4 was never intended to be a development cap; only a conservative projection of what the City could reasonably expect to accumulate in its housing stock if a residential development was proposed on the Focused Development Sites at some future time. The General Plan

and zoning designations for the West Parcel would allow for up to 870 residences at a maximum density of 50 du/ac. The 2013 Addendum states:

> "new residential development facilitated by the proposed Housing Element would not generate additional traffic relative to what was analyzed in the Final EIR, since the Housing Element Update does not involve any land use designation or zone changes. The payment of traffic impact fees by developers in the city would ensure that traffic impacts remain less than significant."

A Traffic Impact Analysis has been prepared for the proposed project, and is included in Appendix E. The purpose of this report is to provide an assessment of the potential for traffic impacts resulting from the development of the proposed project and to identify traffic mitigation measures, if necessary, to maintain an acceptable level of service (LOS) on the City's roadway network. Level of Service is generally identified with a letter grade of A through F, with A representing the best levels of service with minimal congestion and wait times and F representing the worst levels of service with noticeable congestion and increased wait times. The City of Brea has established a level of service of LOS D or better as the acceptable level of service for City roadways.

Project traffic was evaluated for typical weekday morning and evening peak hour operations at 26 intersections. Intersections (as opposed to roadway segments) were chosen because they are generally considered to be the most indicative components of level of service on the roadway network. The City has established criteria for determining whether the addition of more traffic creates an adverse impact on an intersection. First, the level of service must be unacceptable (i.e., LOS E or LOS F). Secondly, the change in delay due to the project must exceed two seconds. If both criteria are met, a project is considered to create a significant adverse impact at that intersection and mitigation is required.

The Traffic Impact Analysis estimates that the proposed project would add 7,121 daily trips based on 768 residential units. It should be noted that the project was revised to reduce the total number of residential units to 747 units after the traffic study was completed. However, the evaluation an additional 21 units represents a conservative approach and does not change the results of the analysis.

The proposed project would not impact Caltrans facilities (freeway ramps and freeway segments) under any traffic scenario. As shown in Tables 6, 7, and 8, the proposed project would not have a significant impact at any of the study intersections with the exceptions of two existing project site driveways. The two driveways are shown to operate at LOS F with or without the project. Based on the City's significance criteria, the project's incremental increase in delay would be considered a significant impact. Other intersections show deficient level of service but based on the City's significance criteria, the project does not contribute more than a two second delay and impacts would be less than significant.

Table 6
Existing and Existing Plus Project Intersection Summary

Number	Intersection	Control	Existing Without Project				Existing With Project						Significant Impact
			AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour			
			ICU	LOS	ICU	LOS	ICU	LOS	D	ICU	LOS	D	
1	Lambert Rd/Brea Blvd	Signalized	0.65	B	0.61	B	0.66	B	0.01	0.61	B	0.00	No
2	Lambert Rd/State College Blvd	Signalized	0.78	C	0.74	C	0.81	D	0.04	0.78	C	0.04	No
3	Lambert Rd/SR-57 SB Ramps	Signalized	0.84	D	0.66	B	0.85	D	0.02	0.69	B	0.02	No
4	Lambert Rd/SR-57 NB Ramps	Signalized	0.70	B	0.64	B	0.71	C	0.01	0.65	B	0.01	No
5	State College Blvd/Project Driveway A	Signalized	0.50	A	0.58	A	0.73	C	0.23	0.80	D	0.22	No
6	State College Blvd/ Project Driveway B	Unsignalized[a]	28.90	D	23.40	C	35.70	E	6.80	76.10	F	52.70	**Yes**
7	Birch St/S. Brea Blvd	Signalized	0.48	A	0.75	C	0.51	A	0.03	0.81	D	0.06	No
8	Birch St/Flower Ave	Signalized	0.38	A	0.48	A	0.38	A	0.00	0.49	A	0.01	No
9	Birch St/Poplar Ave	Signalized	0.39	A	0.53	A	0.40	A	0.01	0.54	A	0.01	No
10	Birch St/ Randolph Ave and Market Place	Signalized	0.43	A	0.60	B	0.43	A	0.00	0.61	B	0.01	No
11	Birch St/Civic Center and Marketplace	Signalized	0.29	A	0.56	A	0.30	A	0.01	0.57	A	0.01	No
12	Birch St/ Brea Mall and Market Place	Signalized	0.31	A	0.57	A	0.33	A	0.02	0.57	A	0.00	No
13	Birch St/ Project Driveway C	Unsignalized[a]	17.80	C	51.20	F	18.10	C	0.30	90.20	F	39.00	**Yes**
14	Birch St/State College Blvd	Signalized	0.54	A	0.71	C	0.58	A	0.07	0.73	C	0.03	No
15	Birch St/S. Associated Rd	Signalized	0.70	B	0.71	C	0.70	C	0.00	0.71	C	0.00	No
16	Birch St/N. Associated Rd	Signalized	0.65	B	0.67	B	0.65	B	0.00	0.68	B	0.01	No
17	State College Blvd/Brea Mall North	Signalized	0.25	A	0.29	A	0.29	A	0.05	0.33	A	0.04	No
18	State College Blvd/Brea Mall Center	Signalized	0.22	A	0.26	A	0.26	A	0.04	0.29	A	0.03	No
19	State College Blvd/Brea Mall South	Signalized	0.23	A	0.46	A	0.27	A	0.04	0.49	A	0.02	No
20	Imperial Highway/Brea Blvd	Signalized	0.81	D	0.77	C	0.81	D	0.01	0.77	C	0.00	No
21	Imperial Highway/State College Blvd.	Signalized	0.75	C	0.73	C	0.78	C	0.03	0.75	C	0.02	No
22	Imperial Highway/SR-57 SB Ramps	Signalized	0.60	B	0.70	B	0.61	B	0.01	0.72	C	0.02	No
23	Imperial Highway/SR-57 NB Ramps	Signalized	0.72	C	0.69	B	0.73	C	0.01	0.72	C	0.02	No
24	Imperial Highway/Associated Rd	Signalized	0.65	B	0.75	C	0.65	B	0.01	0.75	C	0.00	No
25	Imperial Highway/Randolph Ave	Signalized	0.49	A	0.60	B	0.49	A	0.00	0.60	B	0.00	No
26	State College Blvd/Avocado Place/Tracks at Brea	Signalized	0.47	A	0.44	A	0.48	A	0.01	0.47	A	0.02	No

ICU=Intersection Capacity Utilization; LOS = Level of Service

a. Unsignalized intersections analyzed using delays in seconds using HCM 2000 methodology

Source: Urban Systems Associates, Inc., 2016.

Table 7
Year 2018 Conditions With and Without Project Intersection Summary

Number	Intersection	Control	Year 2018 Without Project				Year 2018 With Project						Significant Impact?
			AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour			
			ICU	LOS	ICU	LOS	ICU	LOS	D	ICU	LOS	D	
1	Lambert Rd/Brea Blvd	Signalized	0.74	C	0.76	C	0.76	C	0.01	0.76	C	0.00	No
2	Lambert Rd/State College Blvd	Signalized	0.84	D	0.83	D	0.87	D	0.04	0.86	D	0.03	No
3	Lambert Rd/SR-57 SB Ramps	Signalized	0.93	E	0.77	C	0.94	E	0.02	0.79	C	0.02	No
4	Lambert Rd/SR-57 NB Ramps	Signalized	0.81	D	0.70	B	0.83	D	0.01	0.71	C	0.01	No
5	State College Blvd/Project Driveway A	Signalized	0.52	A	0.60	B	0.75	C	0.23	0.81	D	0.21	No
6	State College Blvd/ Project Driveway B	Unsignalized[a]	31.9	D	55.6	F	69.8	F	37.9	759.0	F	703.4	**Yes**
7	Birch St/S. Brea Blvd	Signalized	0.49	A	0.80	C	0.53	A	0.03	0.86	D	0.06	No
8	Birch St/Flower Ave	Signalized	0.40	A	0.50	A	0.40	A	0.00	0.51	A	0.01	No
9	Birch St/Poplar Ave	Signalized	0.40	A	0.55	A	0.41	A	0.01	0.56	A	0.01	No
10	Birch St/ Randolph Ave and Market Place	Signalized	0.45	A	0.62	B	0.45	A	0.00	0.64	B	0.01	No
11	Birch St/Civic Center and Marketplace	Signalized	0.30	A	0.58	A	0.31	A	0.01	0.59	A	0.01	No
12	Birch St/ Brea Mall and Market Place	Signalized	0.32	A	0.59	A	0.34	A	0.02	0.59	A	0.00	No
13	Birch St/ Project Driveway C	Unsignalized[a]	25.0	D	173.6	F	29.5	D	4.5	528.4	F	354.8	**Yes**
14	Birch St/State College Blvd	Signalized	0.54	A	0.74	C	0.61	B	0.07	0.77	C	0.03	No
15	Birch St/S. Associated Rd	Signalized	0.74	C	0.77	C	0.75	C	0.01	0.77	C	0.00	No
16	Birch St/N. Associated Rd	Signalized	0.68	B	0.70	B	0.68	B	0.00	0.70	C	0.01	No
17	State College Blvd/Brea Mall North	Signalized	0.25	A	0.30	A	0.30	A	0.05	0.34	A	0.04	No
18	State College Blvd/Brea Mall Center	Signalized	0.23	A	0.27	A	0.27	A	0.04	0.30	A	0.03	No
19	State College Blvd/Brea Mall South	Signalized	0.24	A	0.48	A	0.27	A	0.04	0.50	A	0.02	No
20	Imperial Highway/Brea Blvd	Signalized	0.85	D	0.81	D	0.86	D	0.01	0.82	D	0.00	No
21	Imperial Highway/State College Blvd.	Signalized	0.77	C	0.77	C	0.80	C	0.03	0.79	C	0.02	No
22	Imperial Highway/SR-57 SB Ramps	Signalized	0.64	B	0.74	C	0.64	B	0.01	0.76	C	0.02	No
23	Imperial Highway/SR-57 NB Ramps	Signalized	0.76	C	0.73	C	0.77	C	0.01	0.76	C	0.02	No
24	Imperial Highway/Associated Rd	Signalized	0.69	B	0.78	C	0.69	B	0.01	0.78	C	0.00	No
25	Imperial Highway/Randolph Ave	Signalized	0.51	A	0.64	B	0.51	A	0.00	0.64	B	0.00	No
26	State College Blvd/Avocado Pl/ Tracks at Brea	Signalized	0.48	A	0.46	A	0.52	A	0.04	0.50	A	0.04	No

ICU=Intersection Capacity Utilization; LOS = Level of Service

a. Unsignalized intersections analyzed using delays in seconds using HCM 2000 methodology

Source: Urban Systems Associates, Inc., 2016.

Table 8
Future Year 2035 With and Without Project Intersection Summary

Number	Intersection	Control	Year 2035 Without Project				Year 2035 With Project						Significant Impact?
			AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour			
			ICU	LOS	ICU	LOS	ICU	LOS	D	ICU	LOS	D	
1	Lambert Rd/Brea Blvd	Signalized	0.76	C	0.71	C	0.76	C	0.00	0.71	C	0.00	No
2	Lambert Rd/State College Blvd	Signalized	0.82	D	0.72	C	0.83	D	0.01	0.76	C	0.03	No
3	Lambert Rd/SR-57 SB Ramps	Signalized	0.86	D	0.63	B	0.86	D	0.00	0.66	B	0.02	No
4	Lambert Rd/SR-57 NB Ramps	Signalized	0.78	C	0.61	B	0.78	C	0.00	0.61	B	0.00	No
5	State College Blvd/Project Driveway A	Signalized	0.64	B	0.67	B	0.73	C	0.09	0.61	B	-0.06	No
6	State College Blvd/ Project Driveway B	Unsignalized[a]	116.3	F	36.7	E	87.3	F	-29.0	355.7	F	319.00	**Yes**
7	Birch St/S. Brea Blvd	Signalized	0.51	A	0.83	D	0.53	A	0.02	0.85	D	0.02	No
8	Birch St/Flower Ave	Signalized	0.47	A	0.61	B	0.48	A	0.01	0.63	B	0.02	No
9	Birch St/Poplar Ave	Signalized	0.50	A	0.68	B	0.51	A	0.01	0.70	B	0.02	No
10	Birch St/ Randolph Ave and Market Place	Signalized	0.51	A	0.94	E	0.52	A	0.00	0.96	E	0.02	No[c.]
11	Birch St/Civic Center and Marketplace	Signalized	0.39	A	0.88	D	0.42	A	0.03	0.90	D	0.02	No
12	Birch St/ Brea Mall and Market Place	Signalized	0.41	A	0.86	D	0.44	A	0.04	0.89	D	0.00	No
13	Birch St/ Project Driveway C	Unsignalized[a]	24.5	C	(b)	F	42.9	E	18.40	(b)	F	(b)	**Yes**
14	Birch St/State College Blvd	Signalized	0.68	B	0.88	D	0.70	C	0.02	0.90	D	0.02	No
15	Birch St/S. Associated Rd	Signalized	0.85	D	0.79	C	0.86	D	0.01	0.82	D	0.03	No
16	Birch St/N. Associated Rd	Signalized	0.76	C	0.80	C	0.77	C	0.00	0.80	D	0.01	No
17	State College Blvd/Brea Mall North	Signalized	0.39	A	0.41	A	0.42	A	0.03	0.43	A	0.02	No
18	State College Blvd/Brea Mall Center	Signalized	0.34	A	0.37	A	0.36	A	0.02	0.38	A	0.02	No
19	State College Blvd/Brea Mall South	Signalized	0.36	A	0.68	B	0.36	A	0.00	0.68	B	0.00	No
20	Imperial Highway/Brea Blvd	Signalized	0.95	E	0.90	E	0.96	E	0.02	0.91	E	0.01	No
21	Imperial Highway/State College Blvd.	Signalized	0.83	D	0.91	E	0.85	D	0.02	0.93	E	0.01	No
22	Imperial Highway/SR-57 SB Ramps	Signalized	0.73	C	0.79	C	0.73	C	0.00	0.80	C	0.00	No
23	Imperial Highway/SR-57 NB Ramps	Signalized	0.84	D	0.81	D	0.84	D	0.00	0.81	D	0.01	No
24	Imperial Highway/Associated Rd	Signalized	0.75	C	0.80	C	0.75	C	0.00	0.80	C	0.00	No
25	Imperial Highway/Randolph Ave	Signalized	0.56	A	0.75	C	0.57	A	0.00	0.75	C	0.00	No
26	State College Blvd/Avocado Pl/Tracks at Brea	Signalized	0.68	B	0.55	A	0.69	B	0.02	0.58	A	0.03	No

ICU=Intersection Capacity Utilization LOS = Level of Service;
a. Unsignalized intersections analyzed using delays in seconds using HCM 2000 methodology
b. Delay too high to be measured by Synchro
c. Calculated value is 0.018; impact not significant
Source: Urban Systems Associates, Inc., 2016.

Mitigation Measures 1, 2, and 3 are required. The applicant has agreed to these measures.

1. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed: State College Boulevard at Driveway A: Restripe to provide an exclusive left-turn lane and a right/through combination lane in the eastbound direction; modify existing signal heads as necessary to accommodate the restriping.

2. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed: State College Boulevard at Driveway B. Construct a raised median to restrict vehicular traffic to right-in/right-out movements on State College Boulevard.

3. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed: Birch Street at Driveway C: Install a four-way traffic signal that is incorporated into the City's signal synchronization system.

With the improvements identified in Mitigation Measures 1, 2, and 3, the Traffic Impact Analysis supports the conclusion that the project driveways would operate at acceptable levels of service. It is also noted that with the movement restrictions at Driveway B, Driveway A (located north of Driveway B on State College Boulevard) would operate at an acceptable level of service. The inclusion of project-specific improvements to mitigate impacts was identified in the Traffic Impact Analysis.

As a programmatic document, the 2003 General Plan EIR did not evaluate site-specific land development projects. As development projects are brought forth to the City for consideration, such as the currently proposed project, it is possible to evaluate the potential traffic effects at a site-specific basis. Based on the analysis prepared for the proposed project, the Traffic Impact Analysis identified mitigation measures that would allow the identified locations to operate at an acceptable level of service. There is substantial evidence in the record to support City's reasons for identifying measures related to traffic improvements specific to the project. The record supports the City's conclusion that the project changes are not substantial enough to require a Subsequent EIR because the traffic impact is not substantially different from or greater than impacts considered in the 2003 General Plan EIR.

Additionally, the project does not propose to build any new roadways or result in changes to existing roadways or intersections that would adversely affect roadway designs that would result in a traffic safety hazard. The project does not propose any new structures or project components that would impede the implementation of emergency access or result in unsafe design. The project does not propose any changes that would result in an unsafe design. Furthermore, the project would not conflict or impede any existing or proposed plans, or programs regarding public transit, bicycle, or pedestrian facilities. Moreover, the proximity of the project site to existing business, commercial, and other commercial areas would allow for residents to utilize other modes of transportation such as walking and biking instead of cars.

Project-Specific Mitigation Measures

In addition to Mitigation Measures 1, 2, and 3, the applicant will be required to pay Nexis Fees towards regional transportation improvements. These fees are calculated on a per unit basis or per square foot

development depending on the land use (e.g., residential or retail). These fees will be calculated by the City and collected at the time building permits are issued.

1. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed: State College Boulevard at Driveway A: Restripe to provide an exclusive left-turn lane and a right/through combination lane in the eastbound direction; modify existing signal heads as necessary to accommodate the restriping.

2. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed: State College Boulevard at Driveway B. Construct a raised median to restrict vehicular traffic to right-in/right-out movements on State College Boulevard.

3. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed: Birch Street at Driveway C: Install a four-way traffic signal that is incorporated into the City's signal synchronization system.

Conclusion

With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts that cannot be mitigated, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion: The 2003 General Plan EIR did not identify any significant impacts on utilities and service systems. The EIR documented that buildout of the General Plan would result in approximately 13,600 new residents and 5,430 new dwelling units. Residential and commercial development resulting from the proposed project would be consistent with what was previously analyzed as no land use designation or zone changes are proposed. The project would require the construction of new and/or upgraded and

relocated on-site utility infrastructure, however, they would connect to existing utility infrastructure within adjacent roadways.

Wastewater

The 2003 General Plan EIR estimated that new development facilitated by the General Plan would increase the City's average wastewater flow by 2.756 million gallons per day (mgd), or 34 percent, resulting in a total flow of 8.081 mgd. Implementation of the Brea Sewer Master Plan's recommended Capital Improvement Program from 2002, however, would provide for adequate wastewater capacity at buildout. Because the General Plan calls for the City to implement recommendations of the Sewer Master Plan, the EIR identified impacts related to wastewater generation as less than significant. The 2013 Addendum noted the proposed update to the Housing Element would not facilitate additional residential growth beyond what was considered in the 2003 General Plan EIR and therefore would not result in additional residential wastewater demand. Impacts would remain less than significant.

A sewer study was prepared for the proposed project to evaluate whether the development of the project would exceed the capacity of the existing sewer main capacity located within State College Boulevard. The sewer study is included as Appendix F to this Addendum. The sewer study concluded that the existing sewer system has sufficient capacity to carry all flows (wet and dry weather) from the proposed project without the need for sewer upgrades. The sewer study noted that the peak period (highest demand) for the project would likely be different due to the residential uses peaking at different times than the existing offices, the existing restaurant, and proposed hotel uses. As such, the wastewater from these uses would not use the capacity of the existing sewer main at the same time. Furthermore, the proposed project would not increase the demand on the existing sewer system such that new or expanded wastewater treatment facilities would be required.

No new impact relative to wastewater or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the 2003 General Plan EIR was certified is available that would impact the prior finding.

Water Supply

The 2003 General Plan EIR identified less than significant impacts on the City's water supply based on General Plan buildout. New development built consistent with the General Plan's land use policy was found to increase demand for water and fire flow requirements. According to the City's Water Master Plan Update, the maximum water demand at buildout would reach approximately 18.127 million gallons per day within the City and its Sphere of Influence. The 2003 General Plan EIR found that the existing water supply would be approximately five cubic feet per second (cfs) less than projected maximum water demand at buildout. However, with an additional five cfs from the Metropolitan Water District (MWD), the City's supply would be sufficient to meet demand. Water conservation measures required by the General Plan also would balance the increase in water demand. Therefore, impacts were identified as less than significant.

The 2013 Addendum concluded that new residential development as set forth in the Housing Element would increase citywide water demand from current levels. However, redevelopment of the Brea Place project area would not result in an increase in the number of residents or result in a significant increase in population growth, beyond what was anticipated in the 2003 General Plan EIR, and would not increase water demand beyond the forecast in the EIR. In addition, population growth in the city over the past

decade has actually been slower than was anticipated in the EIR. Pursuant to the current General Plan, water conservation measures would continue to apply to new development. Impacts would remain less than significant.

The City's Urban Water Management Plan (UWMP), which documents the City's projected potable water demands and supply is based on buildout of the General Plan. The City's current UWMP (2010) states that that, "the region can provide reliable water supplies not only under normal conditions but also under both the single driest year and the multiple dry year hydrologies.[14]" The proposed project would be supplied by existing water supply entitlements and no new or expanded entitlements would be required. Additionally, the project would not create an increase in water demand such that new or expanded water treatment facilities would be required. Accordingly, no new impact relative to water supply or a substantial increase in the severity of a previously identified significant impact evaluated in 2003 General Plan EIR would occur. No new information of substantial importance that was not known and could not have been known at the time the 2003 General Plan EIR was certified is available that would impact the prior finding of less than significant impact related to the provision of water.

Storm Drain Facilities

As noted in Section IX.e of this Addendum, the surface water from this area would connect into the existing 60-inch storm drain located within State College Boulevard. The drainage report prepared for the project (Appendix D) concluded that the addition of surface water runoff from the Brea Place Project is not substantial and would not adversely affect the capacity of the existing 60-inch storm drain pipe such that new storm drains within State College Boulevard would be required to removed and replaced with larger storm drains to accommodate flow from the project. No new impacts would result.

Solid Waste

The 2003 General Plan EIR identified solid water impacts to be less than significant. Although implementation of the General Plan would result in an increase in solid waste generation from new development, the Olinda Alpha Landfill is expected to have the capacity to operate until December 2021 or until the elevation of solid waste reaches 1,415 feet above sea level, at which point other landfills in the County with available landfill capacity would receive the refuse generated by the proposed project. The Frank R. Bowerman and Prima Deshecha landfills are expected to close no earlier than 2053 and retain sufficient capacity to accommodate solid waste generated in Brea (CalRecycle, 2013).

The development level proposed by the project is within the growth projections in the Orange County Projections, which are used by the County of Orange in their long-term planning for landfill capacity. The County's landfill system has capacity in excess of the required 15-year threshold established by the California Integrated Waste Management Board (CIWMB). Based on the remaining capacity of the County's landfills and the County's long-term planning programs required to meet CIWMB's requirements, there would be adequate waste disposal capacity within the permitted County's landfill system to meet the needs of the proposed project.

In addition, the continued implementation of programs to divert solid waste to recycling, in compliance with Assembly Bill (AB) 939, would reduce the amount of solid waste sent to landfills. In 2007, the City strengthened its commitment to recycling by adding Chapter 8.29 to the Brea Municipal Code, requiring the diversion of at least 50 percent of debris from construction and demolition.

[14] City of Brea, 2010 Final Urban Water Management Plan.

Implementation of the proposed project would not result in an increased need for public water, sewer, wastewater treatment, or storm drain facilities as demand for utility services generated by the proposed project does not exceed the demand identified within the 2003 General Plan EIR and 2013 Addendum. Accordingly, no new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and impacts to utilities and service systems would remain less than significant.

2003 General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to utilities and service systems or a substantial increase in the severity of a previously identified significant impact evaluated in the 2003 General Plan EIR would occur. With regard to PRC Section 21166 and State CEQA Guidelines Section 15162(a), the project would not result in any new impacts, or increase the severity of the previously identified impacts. Additionally, no new information of substantial importance that was not known and could not have been known at the time the EIR was certified is available that would impact the prior finding of less than significant with mitigation. Therefore, preparation of a subsequent environmental analysis is not warranted.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
h) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
i) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact with Mitigation Incorporated. The project site is in a developed, urban area, and the project site has been subject to prior activities resulting in disturbance. As addressed in Section 6.IV, Biological Resources, there is no substantial evidence that there are biological resources that are affected or associated with the project. Most of the site is currently developed. The East Parcel has four office buildings with surface parking. The West Parcel has two, six-story office buildings and a two-level parking structure. The northern portion of the West Parcel (the proposed location of Building B) is a vacant, undeveloped area that has been previously cleared of native vegetation. The non-native and ruderal vegetation is regularly cleared to reduce fire hazards and minimize nuisance and pests. The project site is bordered by development and does not provide native habitat connectivity; does not contain wetlands or riparian habitat; and does not serve as a wildlife corridor supporting the movement of wildlife species. The project site is not located within a habitat conservation plan area, and development of the project would not impede or prevent the assembly or implementation of any such plan.

The site does not contain any historically/culturally significant structures. Therefore, project implementation would not eliminate important examples of the major periods of California history. The project site has already been subject to extensive disruption. Given the highly-disturbed condition of the site, the potential for the project to affect an unidentified archeological resource is considered remote.

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

In addition to project-specific impacts, the Addendum has considered the project's potential for potentially new or more significant cumulative effects than what was previously evaluated in the 2003 General Plan EIR. A project's cumulative impact is "an impact to which that project contributes and to which other projects contribute as well. The project must make some contribution to the impact; otherwise, it cannot be characterized as a cumulative impact of that project."[15] Section 15130 of the State CEQA Guidelines identifies two basic methods for establishing the cumulative environment in which the project is to be considered:

(a) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or

(b) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling

program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The 2003 General Plan EIR evaluated the potential impacts associated with the buildout of the General Plan thereby using the methodology set forth in the State CEQA Guidelines Section 15130(B). As an addendum to this EIR, the analysis set forth in the Brea Plan Addendum takes into consideration the proposed project's consistency with the General Plan buildout assumptions. The project would comply with applicable mitigation measures in the 2003 General Plan EIR, specifically measures for aesthetics, air quality, traffic, and noise, as well as project-specific traffic mitigation placed on the project. The project would not result in or cumulatively contribute to a new significant impact or substantially increase the significance of a previously identified significant project or cumulative impact such that the 2003 General Plan EIR would require substantive revisions.

Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project would result in project-level impacts. The project would comply with applicable mitigation measures in the 2003 General Plan EIR, specifically measures for aesthetics, air quality, traffic, and noise, as well as traffic mitigation identified in this Addendum. The project would not result in a new significant impact or substantially increase the significance of a previously identified significant impact such that the 2003 General Plan EIR would require substantive revisions. The proposed project would not result in substantial adverse effects on human beings, either directly or indirectly.

[15] *Sierra Club v. West Side Irrigation Dist.* (2005) 128 Cal.App.4th 690, 700.

4 DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

The following discussion lists the appropriate subsections of Sections 15162 and 15164 of the State CEQA Guidelines and provides justification for the City of Brea to make a determination of the appropriate CEQA document for the proposed project, based on the environmental analysis provided above.

Section 15162 – Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The City of Brea proposes to implement the project within the context of the 2003 General Plan, the 2005 Zoning Amendment, and the 2014-2021 Housing Element, as described in this Addendum. As discussed in the Environmental Impact Analysis section of this Addendum, no new or substantially more severe significant environmental effects beyond what was evaluated in the 2003 General Plan EIR would occur that would require substantive revisions to the 2003 General Plan EIR. The proposed project would not result in substantial increased impacts above what was evaluated in the 2003 General Plan EIR with regard to density and other environmental factors such as air quality, noise, public services, and utilities. Project-specific traffic measures have been identified that would mitigate impacts to a less than significant level.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As documented herein, there have been no changes in circumstances under which the 2003 General Plan is being implemented through the Brea Place Project since certification of the 2003 General Plan EIR; and none of the proposed project elements would result in new or substantially more severe significant environmental effects than previously identified. In addition to the applicable EIR mitigation measures, project-specific traffic mitigation measures have been identified in this Addendum. The applicant has agreed to these mitigation measures.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

With the exception of traffic impacts at two project driveways, no new significant environmental effects beyond those addressed in the 2003 General Plan EIR are identified. As a programmatic document, the 2003 General Plan EIR did not evaluate site-specific land development projects. As development projects are brought forth to the City for consideration, it is possible to evaluate the potential traffic effects at a

site-specific basis. Based on the analysis prepared for the proposed project, the Traffic Impact Analysis identifies improvements that would allow the identified locations to operate at an acceptable level of service. As discussed in the Environmental Impact Analysis section of this Addendum, impacts at the two project driveways would occur with or without the proposed project. The inclusion of mitigation would not require substantive revisions to the 2003 General Plan EIR. The project-related effects would not be substantially more severe than were disclosed in the 2003 General Plan EIR as a result of the proposed project. Implementation of the proposed project within the context of the General Plan would not substantially increase the severity of previously identified impacts.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

No air quality mitigation measures or alternatives were found infeasible in the 2003 General Plan EIR. The applicant has agreed to these mitigation measures.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No feasible alternatives have been identified that would substantially reduce significant impacts. Project-specific traffic mitigation measures are included in this Addendum. The applicant has agreed to these mitigation measures.

Subsequent to the certification of the 2003 General Plan EIR in April 2003, additional technical analyses were performed for the proposed project and are the subject of this Addendum. Based on the analysis in this document, the proposed project would not result in any new significant environmental effects that are substantially different from those identified in the 2013 General Plan EIR nor would it substantially increase the severity of significant effects previously identified in the 2003 General Plan EIR. None of the conditions listed under subsection (a) would occur that would require preparation of a subsequent EIR.

(b) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

None of the conditions listed in subsection (a) would occur as a result of the proposed project. Therefore, no subsequent EIR is required.

Section 15164 – Addendum to an EIR or Negative Declaration

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

As described above, none of the conditions described in the State CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

None of the conditions described in Section 15162 calling for preparation of a subsequent EIR would occur as a result of the proposed project. Therefore, an addendum to the certified 2003 General Plan EIR is the appropriate CEQA document for the proposed project.

(c) An addendum need not be circulated for public review but can be included in or attached to the 2003 General Plan EIR or adopted negative declaration.

This Addendum will be attached to the 2003 General Plan EIR and maintained in the administrative record files at the City of Brea.

(d) The decision-making body shall consider the addendum with the 2003 General Plan EIR or adopted negative declaration prior to making a decision on the project.

The City of Brea would consider this Addendum with the 2003 General Plan EIR prior to making a decision on the proposed project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

This document provides substantial evidence for City of Brea records to support the preparation of this Addendum for the proposed project.

5 CONCLUSION

This Addendum has been prepared in accordance with the provisions of the State CEQA Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15164 of the State CEQA Guidelines, exist in connection with the proposed project. The 2003 General Plan EIR did not evaluate the effects of GHG emission generation. At the time of approval of the 2003 General Plan EIR, the contribution of GHG emissions to climate change was a prominent issue of concern. On March 18, 2010, amendments to the State CEQA Guidelines took effect which set forth requirements for the analysis of GHG emissions under CEQA. Since the EIR has already been certified, the determination of whether GHG emissions and climate change needs to be analyzed for this specific development is governed by the law on supplemental or subsequent EIRs (PRC § 21166 and CEQA Guidelines §§ 15162 and 15163). GHG emissions and climate change are not required to be analyzed under those standards unless it constitutes "new information of substantial importance, which was not known and could not have been known at the time" the 2003 General Plan EIR was approved (State CEQA Guidelines § 15162(a)(3)).

No major revisions would be required to the 2003 General Plan EIR prepared for the City of Brea General Plan as a result of the proposed Brea Place Project. Since the certification of the 2003 General Plan EIR, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the EIR that the City declined to adopt. Because the 2003 General Plan EIR evaluated potential environmental impacts at a programmatic level, the Addendum evaluated potential effects on a site-specific level of the proposed project. In addition to the applicable 2003 General Plan EIR mitigation measures, project-specific traffic mitigation measures are provided in this Addendum that can mitigate impacts to a less than significant level. The applicant has agreed to these mitigation measures. The addition of these traffic mitigation measures does not constitute a substantial change which would require major revisions of the 2003 General Plan EIR. Therefore, preparation of a subsequent EIR is not required and the appropriate CEQA document for the proposed project is this Addendum to the 2003 General Plan EIR. No additional environmental analysis or review is required for the proposed project. This document will be maintained in the administrative record files at City of Brea offices.

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APPENDIX A

AIR QUALITY MODELING DATA

Brea Place Mixed Use - Existing Development Potential

Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	879.00	Space	5.14	351,600.00	0
Hotel	150.00	Room	1.00	217,800.00	0
Apartments Mid Rise	508.00	Dwelling Unit	8.66	508,000.00	1453
Strip Mall	41.50	1000sqft	0.95	41,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	10			**Operational Year**	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Brea Place Mixed Use - Existing Development Potential - Orange County, Summer

Project Characteristics -

Land Use - Residential lot acreage, number of parking spaces, & size of parking structure proportional to Proposed Project ratios

Construction Phase - Construction estimated to last between 12 & 18 months. Construction, paving, & painting assumed to occur simultaneously

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Demolition - Demolition from asphalt replacement

Grading -

Vehicle Trips - Trip generated derived from trip rates from the Traffic Impact Analysis

Woodstoves - No wood burning devices

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation -

Brea Place Mixed Use - Existing Development Potential - Orange County, Summer

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	40
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblConstructionPhase	NumDays	20.00	300.00
tblConstructionPhase	NumDays	20.00	300.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	431.80	457.20
tblFireplaces	NumberWood	25.40	0.00
tblFleetMix	FleetMixLandUseSubType	Enclosed Parking with Elevator	Apartments Mid Rise
tblFleetMix	FleetMixLandUseSubType	Hotel	Enclosed Parking with Elevator
tblFleetMix	FleetMixLandUseSubType	Apartments Mid Rise	Hotel
tblGrading	MaterialImported	0.00	375.00
tblGrading	MaterialImported	0.00	375.00
tblLandUse	LotAcreage	7.91	5.14
tblLandUse	LotAcreage	5.00	1.00
tblLandUse	LotAcreage	13.37	8.66
tblProjectCharacteristics	OperationalYear	2018	2019
tblVehicleTrips	WD_TR	8.17	8.92
tblVehicleTrips	WD_TR	44.32	40.00
tblWoodstoves	NumberCatalytic	25.40	0.00
tblWoodstoves	NumberNoncatalytic	25.40	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	lb/day									
2017	28.7928	71.6793	73.9010	0.1825	18.3536	3.3475	21.2425	10.0071	3.1342	12.6652
2018	27.5689	63.5922	68.8954	0.1795	9.4455	2.7984	12.2439	2.5272	2.6217	5.1489
Maximum	**28.7928**	**71.6793**	**73.9010**	**0.1825**	**18.3536**	**3.3475**	**21.2425**	**10.0071**	**3.1342**	**12.6652**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	lb/day									
2017	28.7928	71.6793	73.9010	0.1825	9.4455	3.3475	12.7930	3.9490	3.1342	6.6071
2018	27.5689	63.5922	68.8954	0.1795	9.4455	2.7984	12.2439	2.5272	2.6217	5.1489
Maximum	**28.7928**	**71.6793**	**73.9010**	**0.1825**	**9.4455**	**3.3475**	**12.7930**	**3.9490**	**3.1342**	**6.6071**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**32.04**	**0.00**	**25.23**	**48.33**	**0.00**	**34.01**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Area	19.0605	8.0730	45.4559	0.0506		0.8444	0.8444		0.8444	0.8444
Energy	0.6710	5.9474	4.0030	0.0366		0.4636	0.4636		0.4636	0.4636
Mobile	11.0984	43.5486	138.7290	0.4627	38.2959	0.5126	38.8084	10.2406	0.4822	10.7228
Total	**30.8299**	**57.5690**	**188.1878**	**0.5500**	**38.2959**	**1.8206**	**40.1164**	**10.2406**	**1.7902**	**12.0308**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Area	19.0605	8.0730	45.4559	0.0506		0.8444	0.8444		0.8444	0.8444
Energy	0.6710	5.9474	4.0030	0.0366		0.4636	0.4636		0.4636	0.4636
Mobile	8.4616	26.2038	67.2380	0.1811	13.9188	0.2118	14.1306	3.7220	0.1989	3.9209
Total	**28.1932**	**40.2242**	**116.6968**	**0.2683**	**13.9188**	**1.5198**	**15.4386**	**3.7220**	**1.5069**	**5.2289**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Percent Reduction	8.55	30.13	37.99	51.21	63.65	16.52	61.52	63.65	15.82	56.54

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2017	3/28/2017	5	20	
2	Site Preparation	Site Preparation	3/29/2017	4/11/2017	5	10	
3	Grading	Grading	4/12/2017	5/23/2017	5	30	
4	Building Construction	Building Construction	5/24/2017	7/17/2018	5	300	
5	Paving	Paving	5/24/2017	7/17/2018	5	300	
6	Architectural Coating	Architectural Coating	5/24/2017	7/17/2018	5	300	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 5.14

Residential Indoor: 1,028,700; Residential Outdoor: 342,900; Non-Residential Indoor: 388,950; Non-Residential Outdoor: 129,650; Striped Parking Area: 21,096 (Architectural Coating – sqft)

OffRoad Equipment

Brea Place Mixed Use - Existing Development Potential - Orange County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	128.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	47.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	47.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	618.00	154.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	124.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					1.3824	0.0000	1.3824	0.2093	0.0000	0.2093
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**	**1.3824**	**2.1935**	**3.5758**	**0.2093**	**2.0425**	**2.2518**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0646	2.1796	0.4830	5.0900e-003	0.1115	0.0123	0.1238	0.0305	0.0118	0.0423
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0744	0.0521	0.6618	1.7900e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.1390**	**2.2317**	**1.1449**	**6.8800e-003**	**0.2791**	**0.0134**	**0.2925**	**0.0750**	**0.0128**	**0.0878**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					0.5391	0.0000	0.5391	0.0816	0.0000	0.0816
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**	**0.5391**	**2.1935**	**2.7326**	**0.0816**	**2.0425**	**2.1241**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0646	2.1796	0.4830	5.0900e-003	0.1115	0.0123	0.1238	0.0305	0.0118	0.0423
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0744	0.0521	0.6618	1.7900e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.1390**	**2.2317**	**1.1449**	**6.8800e-003**	**0.2791**	**0.0134**	**0.2925**	**0.0750**	**0.0128**	**0.0878**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					18.0705	0.0000	18.0705	9.9313	0.0000	9.9313
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**18.0705**	**2.8786**	**20.9491**	**9.9313**	**2.6483**	**12.5796**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0475	1.6006	0.3547	3.7400e-003	0.0819	9.0300e-003	0.0909	0.0224	8.6400e-003	0.0311
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0893	0.0625	0.7942	2.1500e-003	0.2012	1.3400e-003	0.2025	0.0534	1.2300e-003	0.0546
Total	**0.1367**	**1.6631**	**1.1489**	**5.8900e-003**	**0.2831**	**0.0104**	**0.2934**	**0.0758**	**9.8700e-003**	**0.0856**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					7.0475	0.0000	7.0475	3.8732	0.0000	3.8732
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**7.0475**	**2.8786**	**9.9261**	**3.8732**	**2.6483**	**6.5215**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0475	1.6006	0.3547	3.7400e-003	0.0819	9.0300e-003	0.0909	0.0224	8.6400e-003	0.0311
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0893	0.0625	0.7942	2.1500e-003	0.2012	1.3400e-003	0.2025	0.0534	1.2300e-003	0.0546
Total	**0.1367**	**1.6631**	**1.1489**	**5.8900e-003**	**0.2831**	**0.0104**	**0.2934**	**0.0758**	**9.8700e-003**	**0.0856**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					8.6748	0.0000	8.6748	3.5967	0.0000	3.5967
Off-Road	5.7483	67.9396	38.7826	0.0620		3.0727	3.0727		2.8269	2.8269
Total	**5.7483**	**67.9396**	**38.7826**	**0.0620**	**8.6748**	**3.0727**	**11.7475**	**3.5967**	**2.8269**	**6.4236**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0158	0.5335	0.1182	1.2500e-003	0.0273	3.0100e-003	0.0303	7.4700e-003	2.8800e-003	0.0104
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0992	0.0694	0.8825	2.3900e-003	0.2236	1.4900e-003	0.2250	0.0593	1.3700e-003	0.0607
Total	**0.1150**	**0.6030**	**1.0007**	**3.6400e-003**	**0.2508**	**4.5000e-003**	**0.2553**	**0.0668**	**4.2500e-003**	**0.0710**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					3.3832	0.0000	3.3832	1.4027	0.0000	1.4027
Off-Road	5.7483	67.9396	38.7826	0.0620		3.0727	3.0727		2.8269	2.8269
Total	**5.7483**	**67.9396**	**38.7826**	**0.0620**	**3.3832**	**3.0727**	**6.4559**	**1.4027**	**2.8269**	**4.2296**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0158	0.5335	0.1182	1.2500e-003	0.0273	3.0100e-003	0.0303	7.4700e-003	2.8800e-003	0.0104
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0992	0.0694	0.8825	2.3900e-003	0.2236	1.4900e-003	0.2250	0.0593	1.3700e-003	0.0607
Total	**0.1150**	**0.6030**	**1.0007**	**3.6400e-003**	**0.2508**	**4.5000e-003**	**0.2553**	**0.0668**	**4.2500e-003**	**0.0710**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7115	19.5939	5.4179	0.0392	0.9841	0.1708	1.1548	0.2832	0.1634	0.4466
Worker	3.0658	2.1454	27.2676	0.0739	6.9078	0.0460	6.9537	1.8320	0.0424	1.8743
Total	**3.7773**	**21.7393**	**32.6855**	**0.1131**	**7.8919**	**0.2167**	**8.1086**	**2.1152**	**0.2057**	**2.3209**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7115	19.5939	5.4179	0.0392	0.9841	0.1708	1.1548	0.2832	0.1634	0.4466
Worker	3.0658	2.1454	27.2676	0.0739	6.9078	0.0460	6.9537	1.8320	0.0424	1.8743
Total	**3.7773**	**21.7393**	**32.6855**	**0.1131**	**7.8919**	**0.2167**	**8.1086**	**2.1152**	**0.2057**	**2.3209**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6238	18.3713	4.9290	0.0390	0.9840	0.1359	1.1200	0.2832	0.1300	0.4132
Worker	2.7670	1.8811	24.2754	0.0717	6.9078	0.0456	6.9534	1.8320	0.0420	1.8740
Total	**3.3908**	**20.2524**	**29.2043**	**0.1107**	**7.8918**	**0.1816**	**8.0734**	**2.1152**	**0.1721**	**2.2872**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6238	18.3713	4.9290	0.0390	0.9840	0.1359	1.1200	0.2832	0.1300	0.4132
Worker	2.7670	1.8811	24.2754	0.0717	6.9078	0.0456	6.9534	1.8320	0.0420	1.8740
Total	**3.3908**	**20.2524**	**29.2043**	**0.1107**	**7.8918**	**0.1816**	**8.0734**	**2.1152**	**0.1721**	**2.2872**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.9449	20.7178	15.0320	0.0228		1.1592	1.1592		1.0665	1.0665
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.9449**	**20.7178**	**15.0320**	**0.0228**		**1.1592**	**1.1592**		**1.0665**	**1.0665**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0744	0.0521	0.6618	1.7900e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.0744**	**0.0521**	**0.6618**	**1.7900e-003**	**0.1677**	**1.1200e-003**	**0.1688**	**0.0445**	**1.0300e-003**	**0.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.9449	20.7178	15.0320	0.0228		1.1592	1.1592		1.0665	1.0665
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.9449**	**20.7178**	**15.0320**	**0.0228**		**1.1592**	**1.1592**		**1.0665**	**1.0665**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0744	0.0521	0.6618	1.7900e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.0744**	**0.0521**	**0.6618**	**1.7900e-003**	**0.1677**	**1.1200e-003**	**0.1688**	**0.0445**	**1.0300e-003**	**0.0455**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0672	0.0457	0.5892	1.7400e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455
Total	**0.0672**	**0.0457**	**0.5892**	**1.7400e-003**	**0.1677**	**1.1100e-003**	**0.1688**	**0.0445**	**1.0200e-003**	**0.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0672	0.0457	0.5892	1.7400e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455
Total	**0.0672**	**0.0457**	**0.5892**	**1.7400e-003**	**0.1677**	**1.1100e-003**	**0.1688**	**0.0445**	**1.0200e-003**	**0.0455**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	18.9339					0.0000	0.0000		0.0000	0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733
Total	**19.2662**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.6151	0.4305	5.4712	0.0148	1.3860	9.2200e-003	1.3953	0.3676	8.5000e-003	0.3761
Total	**0.6151**	**0.4305**	**5.4712**	**0.0148**	**1.3860**	**9.2200e-003**	**1.3953**	**0.3676**	**8.5000e-003**	**0.3761**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	18.9339					0.0000	0.0000		0.0000	0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733
Total	**19.2662**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.6151	0.4305	5.4712	0.0148	1.3860	9.2200e-003	1.3953	0.3676	8.5000e-003	0.3761
Total	**0.6151**	**0.4305**	**5.4712**	**0.0148**	**1.3860**	**9.2200e-003**	**1.3953**	**0.3676**	**8.5000e-003**	**0.3761**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	18.9339					0.0000	0.0000		0.0000	0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506
Total	**19.2325**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.5552	0.3775	4.8708	0.0144	1.3860	9.1600e-003	1.3952	0.3676	8.4400e-003	0.3760
Total	**0.5552**	**0.3775**	**4.8708**	**0.0144**	**1.3860**	**9.1600e-003**	**1.3952**	**0.3676**	**8.4400e-003**	**0.3760**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	18.9339					0.0000	0.0000		0.0000	0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506
Total	**19.2325**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.5552	0.3775	4.8708	0.0144	1.3860	9.1600e-003	1.3952	0.3676	8.4400e-003	0.3760
Total	**0.5552**	**0.3775**	**4.8708**	**0.0144**	**1.3860**	**9.1600e-003**	**1.3952**	**0.3676**	**8.4400e-003**	**0.3760**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Mitigated	8.4616	26.2038	67.2380	0.1811	13.9188	0.2118	14.1306	3.7220	0.1989	3.9209
Unmitigated	11.0984	43.5486	138.7290	0.4627	38.2959	0.5126	38.8084	10.2406	0.4822	10.7228

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	3,378.20	3,246.12	2976.88	11,283,436	4,101,026
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	1,338.00	1,228.50	892.50	3,003,508	1,091,641
Strip Mall	1,660.00	1,744.66	847.85	2,960,575	1,076,037
Total	6,376.20	6,219.28	4,717.23	17,247,519	6,268,705

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Enclosed Parking with Elevator	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Hotel	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Strip Mall	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
NaturalGas Mitigated	0.6710	5.9474	4.0030	0.0366		0.4636	0.4636		0.4636	0.4636
NaturalGas Unmitigated	0.6710	5.9474	4.0030	0.0366		0.4636	0.4636		0.4636	0.4636

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Land Use	kBTU/yr	lb/day									
Apartments Mid Rise	25993.7	0.2803	2.3955	1.0194	0.0153		0.1937	0.1937		0.1937	0.1937
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Hotel	35975.8	0.3880	3.5270	2.9627	0.0212		0.2681	0.2681		0.2681	0.2681
Strip Mall	253.548	2.7300e-003	0.0249	0.0209	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003
Total		**0.6710**	**5.9474**	**4.0030**	**0.0366**		**0.4636**	**0.4636**		**0.4636**	**0.4636**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Land Use	kBTU/yr	lb/day									
Apartments Mid Rise	25.9937	0.2803	2.3955	1.0194	0.0153		0.1937	0.1937		0.1937	0.1937
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Hotel	35.9758	0.3880	3.5270	2.9627	0.0212		0.2681	0.2681		0.2681	0.2681
Strip Mall	0.253548	2.7300e-003	0.0249	0.0209	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003
Total		**0.6710**	**5.9474**	**4.0030**	**0.0366**		**0.4636**	**0.4636**		**0.4636**	**0.4636**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Mitigated	19.0605	8.0730	45.4559	0.0506		0.8444	0.8444		0.8444	0.8444
Unmitigated	19.0605	8.0730	45.4559	0.0506		0.8444	0.8444		0.8444	0.8444

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
SubCategory	lb/day									
Architectural Coating	1.5562					0.0000	0.0000		0.0000	0.0000
Consumer Products	15.3171					0.0000	0.0000		0.0000	0.0000
Hearth	0.8875	7.5841	3.2273	0.0484		0.6132	0.6132		0.6132	0.6132
Landscaping	1.2997	0.4889	42.2286	2.2200e-003		0.2312	0.2312		0.2312	0.2312
Total	**19.0605**	**8.0730**	**45.4559**	**0.0506**		**0.8444**	**0.8444**		**0.8444**	**0.8444**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
SubCategory	lb/day									
Architectural Coating	1.5562					0.0000	0.0000		0.0000	0.0000
Consumer Products	15.3171					0.0000	0.0000		0.0000	0.0000
Hearth	0.8875	7.5841	3.2273	0.0484		0.6132	0.6132		0.6132	0.6132
Landscaping	1.2997	0.4889	42.2286	2.2200e-003		0.2312	0.2312		0.2312	0.2312
Total	**19.0605**	**8.0730**	**45.4559**	**0.0506**		**0.8444**	**0.8444**		**0.8444**	**0.8444**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Brea Place Mixed Use - Existing Development Potential

Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	879.00	Space	5.14	351,600.00	0
Hotel	150.00	Room	1.00	217,800.00	0
Apartments Mid Rise	508.00	Dwelling Unit	8.66	508,000.00	1453
Strip Mall	41.50	1000sqft	0.95	41,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	10			**Operational Year**	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Brea Place Mixed Use - Existing Development Potential - Orange County, Winter

Project Characteristics -

Land Use - Residential lot acreage, number of parking spaces, & size of parking structure proportional to Proposed Project ratios

Construction Phase - Construction estimated to last between 12 & 18 months. Construction, paving, & painting assumed to occur simultaneously

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Demolition - Demolition from asphalt replacement

Grading -

Vehicle Trips - Trip generated derived from trip rates from the Traffic Impact Analysis

Woodstoves - No wood burning devices

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation -

Brea Place Mixed Use - Existing Development Potential - Orange County, Winter

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	40
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblConstructionPhase	NumDays	20.00	300.00
tblConstructionPhase	NumDays	20.00	300.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	431.80	457.20
tblFireplaces	NumberWood	25.40	0.00
tblFleetMix	FleetMixLandUseSubType	Enclosed Parking with Elevator	Apartments Mid Rise
tblFleetMix	FleetMixLandUseSubType	Hotel	Enclosed Parking with Elevator
tblFleetMix	FleetMixLandUseSubType	Apartments Mid Rise	Hotel
tblGrading	MaterialImported	0.00	375.00
tblGrading	MaterialImported	0.00	375.00
tblLandUse	LotAcreage	7.91	5.14
tblLandUse	LotAcreage	5.00	1.00
tblLandUse	LotAcreage	13.37	8.66
tblProjectCharacteristics	OperationalYear	2018	2019
tblVehicleTrips	WD_TR	8.17	8.92
tblVehicleTrips	WD_TR	44.32	40.00
tblWoodstoves	NumberCatalytic	25.40	0.00
tblWoodstoves	NumberNoncatalytic	25.40	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	lb/day									
2017	29.2928	71.9967	72.1457	0.1767	18.3536	3.3505	21.2427	10.0071	3.1370	12.6654
2018	28.0251	63.8503	67.2506	0.1739	9.4455	2.8009	12.2464	2.5272	2.6240	5.1512
Maximum	**29.2928**	**71.9967**	**72.1457**	**0.1767**	**18.3536**	**3.3505**	**21.2427**	**10.0071**	**3.1370**	**12.6654**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	lb/day									
2017	29.2928	71.9967	72.1457	0.1767	9.4455	3.3505	12.7960	3.9490	3.1370	6.6073
2018	28.0251	63.8503	67.2506	0.1739	9.4455	2.8009	12.2464	2.5272	2.6240	5.1512
Maximum	**29.2928**	**71.9967**	**72.1457**	**0.1767**	**9.4455**	**3.3505**	**12.7960**	**3.9490**	**3.1370**	**6.6073**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**32.04**	**0.00**	**25.22**	**48.33**	**0.00**	**34.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Area	19.0605	8.0730	45.4559	0.0506		0.8444	0.8444		0.8444	0.8444
Energy	0.6710	5.9474	4.0030	0.0366		0.4636	0.4636		0.4636	0.4636
Mobile	10.9600	44.8735	133.8448	0.4417	38.2959	0.5157	38.8116	10.2406	0.4852	10.7258
Total	**30.6915**	**58.8940**	**183.3036**	**0.5289**	**38.2959**	**1.8237**	**40.1195**	**10.2406**	**1.7932**	**12.0338**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Area	19.0605	8.0730	45.4559	0.0506		0.8444	0.8444		0.8444	0.8444
Energy	0.6710	5.9474	4.0030	0.0366		0.4636	0.4636		0.4636	0.4636
Mobile	8.3776	26.5455	68.4680	0.1727	13.9188	0.2149	14.1338	3.7220	0.2019	3.9239
Total	**28.1091**	**40.5659**	**117.9268**	**0.2600**	**13.9188**	**1.5229**	**15.4417**	**3.7220**	**1.5099**	**5.2319**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Percent Reduction	8.41	31.12	35.67	50.85	63.65	16.49	61.51	63.65	15.80	56.52

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2017	3/28/2017	5	20	
2	Site Preparation	Site Preparation	3/29/2017	4/11/2017	5	10	
3	Grading	Grading	4/12/2017	5/23/2017	5	30	
4	Building Construction	Building Construction	5/24/2017	7/17/2018	5	300	
5	Paving	Paving	5/24/2017	7/17/2018	5	300	
6	Architectural Coating	Architectural Coating	5/24/2017	7/17/2018	5	300	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 5.14

Residential Indoor: 1,028,700; Residential Outdoor: 342,900; Non-Residential Indoor: 388,950; Non-Residential Outdoor: 129,650; Striped Parking Area: 21,096 (Architectural Coating – sqft)

OffRoad Equipment

Brea Place Mixed Use - Existing Development Potential - Orange County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	128.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	47.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	47.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	618.00	154.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	124.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					1.3824	0.0000	1.3824	0.2093	0.0000	0.2093
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**	**1.3824**	**2.1935**	**3.5758**	**0.2093**	**2.0425**	**2.2518**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0663	2.2114	0.5141	5.0200e-003	0.1115	0.0125	0.1240	0.0305	0.0120	0.0425
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0837	0.0573	0.6168	1.7000e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.1500**	**2.2687**	**1.1309**	**6.7200e-003**	**0.2791**	**0.0136**	**0.2928**	**0.0750**	**0.0130**	**0.0880**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					0.5391	0.0000	0.5391	0.0816	0.0000	0.0816
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**	**0.5391**	**2.1935**	**2.7326**	**0.0816**	**2.0425**	**2.1241**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0663	2.2114	0.5141	5.0200e-003	0.1115	0.0125	0.1240	0.0305	0.0120	0.0425
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0837	0.0573	0.6168	1.7000e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.1500**	**2.2687**	**1.1309**	**6.7200e-003**	**0.2791**	**0.0136**	**0.2928**	**0.0750**	**0.0130**	**0.0880**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					18.0705	0.0000	18.0705	9.9313	0.0000	9.9313
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**18.0705**	**2.8786**	**20.9491**	**9.9313**	**2.6483**	**12.5796**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0487	1.6240	0.3776	3.6800e-003	0.0819	9.1900e-003	0.0911	0.0224	8.7900e-003	0.0312
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1005	0.0687	0.7401	2.0400e-003	0.2012	1.3400e-003	0.2025	0.0534	1.2300e-003	0.0546
Total	**0.1492**	**1.6927**	**1.1177**	**5.7200e-003**	**0.2831**	**0.0105**	**0.2936**	**0.0758**	**0.0100**	**0.0858**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					7.0475	0.0000	7.0475	3.8732	0.0000	3.8732
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**7.0475**	**2.8786**	**9.9261**	**3.8732**	**2.6483**	**6.5215**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0487	1.6240	0.3776	3.6800e-003	0.0819	9.1900e-003	0.0911	0.0224	8.7900e-003	0.0312
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1005	0.0687	0.7401	2.0400e-003	0.2012	1.3400e-003	0.2025	0.0534	1.2300e-003	0.0546
Total	**0.1492**	**1.6927**	**1.1177**	**5.7200e-003**	**0.2831**	**0.0105**	**0.2936**	**0.0758**	**0.0100**	**0.0858**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					8.6748	0.0000	8.6748	3.5967	0.0000	3.5967
Off-Road	5.7483	67.9396	38.7826	0.0620		3.0727	3.0727		2.8269	2.8269
Total	**5.7483**	**67.9396**	**38.7826**	**0.0620**	**8.6748**	**3.0727**	**11.7475**	**3.5967**	**2.8269**	**6.4236**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0162	0.5413	0.1259	1.2300e-003	0.0273	3.0600e-003	0.0304	7.4700e-003	2.9300e-003	0.0104
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1116	0.0763	0.8224	2.2600e-003	0.2236	1.4900e-003	0.2250	0.0593	1.3700e-003	0.0607
Total	**0.1279**	**0.6177**	**0.9482**	**3.4900e-003**	**0.2508**	**4.5500e-003**	**0.2554**	**0.0668**	**4.3000e-003**	**0.0711**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					3.3832	0.0000	3.3832	1.4027	0.0000	1.4027
Off-Road	5.7483	67.9396	38.7826	0.0620		3.0727	3.0727		2.8269	2.8269
Total	**5.7483**	**67.9396**	**38.7826**	**0.0620**	**3.3832**	**3.0727**	**6.4559**	**1.4027**	**2.8269**	**4.2296**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0162	0.5413	0.1259	1.2300e-003	0.0273	3.0600e-003	0.0304	7.4700e-003	2.9300e-003	0.0104
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1116	0.0763	0.8224	2.2600e-003	0.2236	1.4900e-003	0.2250	0.0593	1.3700e-003	0.0607
Total	**0.1279**	**0.6177**	**0.9482**	**3.4900e-003**	**0.2508**	**4.5500e-003**	**0.2554**	**0.0668**	**4.3000e-003**	**0.0711**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7416	19.6499	5.9363	0.0383	0.9841	0.1738	1.1579	0.2832	0.1662	0.4494
Worker	3.4494	2.3588	25.4113	0.0700	6.9078	0.0460	6.9537	1.8320	0.0424	1.8743
Total	**4.1910**	**22.0087**	**31.3477**	**0.1083**	**7.8919**	**0.2197**	**8.1116**	**2.1152**	**0.2086**	**2.3238**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.7416	19.6499	5.9363	0.0383	0.9841	0.1738	1.1579	0.2832	0.1662	0.4494
Worker	3.4494	2.3588	25.4113	0.0700	6.9078	0.0460	6.9537	1.8320	0.0424	1.8743
Total	**4.1910**	**22.0087**	**31.3477**	**0.1083**	**7.8919**	**0.2197**	**8.1116**	**2.1152**	**0.2086**	**2.3238**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6509	18.4005	5.4104	0.0380	0.9840	0.1384	1.1224	0.2832	0.1324	0.4156
Worker	3.1173	2.0680	22.5396	0.0679	6.9078	0.0456	6.9534	1.8320	0.0420	1.8740
Total	**3.7682**	**20.4685**	**27.9500**	**0.1059**	**7.8918**	**0.1840**	**8.0759**	**2.1152**	**0.1745**	**2.2896**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.6509	18.4005	5.4104	0.0380	0.9840	0.1384	1.1224	0.2832	0.1324	0.4156
Worker	3.1173	2.0680	22.5396	0.0679	6.9078	0.0456	6.9534	1.8320	0.0420	1.8740
Total	**3.7682**	**20.4685**	**27.9500**	**0.1059**	**7.8918**	**0.1840**	**8.0759**	**2.1152**	**0.1745**	**2.2896**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.9449	20.7178	15.0320	0.0228		1.1592	1.1592		1.0665	1.0665
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.9449**	**20.7178**	**15.0320**	**0.0228**		**1.1592**	**1.1592**		**1.0665**	**1.0665**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0837	0.0573	0.6168	1.7000e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.0837**	**0.0573**	**0.6168**	**1.7000e-003**	**0.1677**	**1.1200e-003**	**0.1688**	**0.0445**	**1.0300e-003**	**0.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.9449	20.7178	15.0320	0.0228		1.1592	1.1592		1.0665	1.0665
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.9449**	**20.7178**	**15.0320**	**0.0228**		**1.1592**	**1.1592**		**1.0665**	**1.0665**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0837	0.0573	0.6168	1.7000e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.0837**	**0.0573**	**0.6168**	**1.7000e-003**	**0.1677**	**1.1200e-003**	**0.1688**	**0.0445**	**1.0300e-003**	**0.0455**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0757	0.0502	0.5471	1.6500e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455
Total	**0.0757**	**0.0502**	**0.5471**	**1.6500e-003**	**0.1677**	**1.1100e-003**	**0.1688**	**0.0445**	**1.0200e-003**	**0.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0757	0.0502	0.5471	1.6500e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455
Total	**0.0757**	**0.0502**	**0.5471**	**1.6500e-003**	**0.1677**	**1.1100e-003**	**0.1688**	**0.0445**	**1.0200e-003**	**0.0455**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	18.9339					0.0000	0.0000		0.0000	0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733
Total	**19.2662**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.6921	0.4733	5.0987	0.0140	1.3860	9.2200e-003	1.3953	0.3676	8.5000e-003	0.3761
Total	**0.6921**	**0.4733**	**5.0987**	**0.0140**	**1.3860**	**9.2200e-003**	**1.3953**	**0.3676**	**8.5000e-003**	**0.3761**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	18.9339					0.0000	0.0000		0.0000	0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733
Total	**19.2662**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.6921	0.4733	5.0987	0.0140	1.3860	9.2200e-003	1.3953	0.3676	8.5000e-003	0.3761
Total	**0.6921**	**0.4733**	**5.0987**	**0.0140**	**1.3860**	**9.2200e-003**	**1.3953**	**0.3676**	**8.5000e-003**	**0.3761**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	18.9339					0.0000	0.0000		0.0000	0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506
Total	**19.2325**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.6255	0.4149	4.5225	0.0136	1.3860	9.1600e-003	1.3952	0.3676	8.4400e-003	0.3760
Total	**0.6255**	**0.4149**	**4.5225**	**0.0136**	**1.3860**	**9.1600e-003**	**1.3952**	**0.3676**	**8.4400e-003**	**0.3760**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	18.9339					0.0000	0.0000		0.0000	0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506
Total	**19.2325**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.6255	0.4149	4.5225	0.0136	1.3860	9.1600e-003	1.3952	0.3676	8.4400e-003	0.3760
Total	**0.6255**	**0.4149**	**4.5225**	**0.0136**	**1.3860**	**9.1600e-003**	**1.3952**	**0.3676**	**8.4400e-003**	**0.3760**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Mitigated	8.3776	26.5455	68.4680	0.1727	13.9188	0.2149	14.1338	3.7220	0.2019	3.9239
Unmitigated	10.9600	44.8735	133.8448	0.4417	38.2959	0.5157	38.8116	10.2406	0.4852	10.7258

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	3,378.20	3,246.12	2976.88	11,283,436	4,101,026
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	1,338.00	1,228.50	892.50	3,003,508	1,091,641
Strip Mall	1,660.00	1,744.66	847.85	2,960,575	1,076,037
Total	6,376.20	6,219.28	4,717.23	17,247,519	6,268,705

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Enclosed Parking with Elevator	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Hotel	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Strip Mall	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
NaturalGas Mitigated	0.6710	5.9474	4.0030	0.0366		0.4636	0.4636		0.4636	0.4636
NaturalGas Unmitigated	0.6710	5.9474	4.0030	0.0366		0.4636	0.4636		0.4636	0.4636

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Land Use	kBTU/yr	lb/day									
Apartments Mid Rise	25993.7	0.2803	2.3955	1.0194	0.0153		0.1937	0.1937		0.1937	0.1937
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Hotel	35975.8	0.3880	3.5270	2.9627	0.0212		0.2681	0.2681		0.2681	0.2681
Strip Mall	253.548	2.7300e-003	0.0249	0.0209	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003
Total		**0.6710**	**5.9474**	**4.0030**	**0.0366**		**0.4636**	**0.4636**		**0.4636**	**0.4636**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Land Use	kBTU/yr	lb/day									
Apartments Mid Rise	25.9937	0.2803	2.3955	1.0194	0.0153		0.1937	0.1937		0.1937	0.1937
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Hotel	35.9758	0.3880	3.5270	2.9627	0.0212		0.2681	0.2681		0.2681	0.2681
Strip Mall	0.253548	2.7300e-003	0.0249	0.0209	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003
Total		**0.6710**	**5.9474**	**4.0030**	**0.0366**		**0.4636**	**0.4636**		**0.4636**	**0.4636**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Mitigated	19.0605	8.0730	45.4559	0.0506		0.8444	0.8444		0.8444	0.8444
Unmitigated	19.0605	8.0730	45.4559	0.0506		0.8444	0.8444		0.8444	0.8444

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
SubCategory	lb/day									
Architectural Coating	1.5562					0.0000	0.0000		0.0000	0.0000
Consumer Products	15.3171					0.0000	0.0000		0.0000	0.0000
Hearth	0.8875	7.5841	3.2273	0.0484		0.6132	0.6132		0.6132	0.6132
Landscaping	1.2997	0.4889	42.2286	2.2200e-003		0.2312	0.2312		0.2312	0.2312
Total	**19.0605**	**8.0730**	**45.4559**	**0.0506**		**0.8444**	**0.8444**		**0.8444**	**0.8444**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
SubCategory	lb/day									
Architectural Coating	1.5562					0.0000	0.0000		0.0000	0.0000
Consumer Products	15.3171					0.0000	0.0000		0.0000	0.0000
Hearth	0.8875	7.5841	3.2273	0.0484		0.6132	0.6132		0.6132	0.6132
Landscaping	1.2997	0.4889	42.2286	2.2200e-003		0.2312	0.2312		0.2312	0.2312
Total	**19.0605**	**8.0730**	**45.4559**	**0.0506**		**0.8444**	**0.8444**		**0.8444**	**0.8444**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Brea Place Mixed Use - Proposed Project

Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	550.00	Space	0.00	220,000.00	0
Enclosed Parking with Elevator	804.00	Space	7.24	321,600.00	0
Enclosed Parking with Elevator	523.00	Space	0.82	120,200.00	0
Health Club	11.28	1000sqft	0.00	11,278.00	0
Health Club	12.08	1000sqft	0.00	12,082.00	0
Hotel	150.00	Room	1.00	92,220.00	0
Apartments Mid Rise	462.00	Dwelling Unit	5.00	373,033.00	1321
Apartments Mid Rise	306.00	Dwelling Unit	3.66	247,706.00	875
Strip Mall	16.90	1000sqft	0.00	16,900.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	10			**Operational Year**	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Brea Place Mixed Use - Proposed Project - Orange County, Summer

Project Characteristics -

Land Use - Lot acreage and building square footage per project site plan

Construction Phase - Construction estimated to last between 12 & 18 months

Off-road Equipment -

Demolition -

Grading -

Vehicle Trips - Trip Generation per Traffic Impact Analysis

Woodstoves - No wood burning devices

Water And Wastewater - Project amenities = pools, fitness rooms, and clubhouses. No outdoor water use.

Solid Waste - Dwelling unit soild waste generation per project site plan

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	40
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblConstructionPhase	NumDays	20.00	300.00
tblConstructionPhase	NumDays	20.00	300.00
tblConstructionPhase	PhaseEndDate	11/3/2020	7/17/2018
tblConstructionPhase	PhaseEndDate	9/10/2019	7/17/2018
tblConstructionPhase	PhaseStartDate	9/11/2019	5/24/2017
tblConstructionPhase	PhaseStartDate	7/18/2018	5/24/2017
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	652.80	691.20
tblFireplaces	NumberWood	38.40	0.00
tblGrading	MaterialExported	0.00	375.00
tblGrading	MaterialExported	0.00	375.00

tblLandUse	BuildingSpaceSquareFeet	209,200.00	120,200.00
tblLandUse	BuildingSpaceSquareFeet	11,280.00	11,278.00
tblLandUse	BuildingSpaceSquareFeet	12,080.00	12,082.00
tblLandUse	BuildingSpaceSquareFeet	217,800.00	92,220.00
tblLandUse	BuildingSpaceSquareFeet	306,000.00	247,706.00
tblLandUse	BuildingSpaceSquareFeet	462,000.00	373,033.00
tblLandUse	LandUseSquareFeet	209,200.00	120,200.00
tblLandUse	LandUseSquareFeet	11,280.00	11,278.00
tblLandUse	LandUseSquareFeet	12,080.00	12,082.00
tblLandUse	LandUseSquareFeet	217,800.00	92,220.00
tblLandUse	LandUseSquareFeet	306,000.00	247,706.00
tblLandUse	LandUseSquareFeet	462,000.00	373,033.00
tblLandUse	LotAcreage	4.95	0.00
tblLandUse	LotAcreage	4.71	0.82
tblLandUse	LotAcreage	0.26	0.00
tblLandUse	LotAcreage	0.28	0.00
tblLandUse	LotAcreage	5.00	1.00
tblLandUse	LotAcreage	8.05	3.66
tblLandUse	LotAcreage	12.16	5.00
tblLandUse	LotAcreage	0.39	0.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	8.17	8.92
tblVehicleTrips	WD_TR	44.32	40.00
tblWoodstoves	NumberCatalytic	38.40	0.00

tblWoodstoves	NumberNoncatalytic	38.40	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	lb/day									
2017	29.3685	80.1697	90.0607	0.2355	18.3536	3.4356	21.2425	10.0071	3.2176	12.6652
2018	27.9568	71.4853	83.3215	0.2313	13.3930	2.8732	16.2662	3.5825	2.6924	6.2748
Maximum	**29.3685**	**80.1697**	**90.0607**	**0.2355**	**18.3536**	**3.4356**	**21.2425**	**10.0071**	**3.2176**	**12.6652**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	lb/day									
2017	29.3685	80.1697	90.0607	0.2355	8.8199	3.4356	12.2555	3.9257	3.2176	6.5839
2018	27.9568	71.4853	83.3215	0.2313	8.8199	2.8732	11.6931	2.4600	2.6924	5.1524
Maximum	**29.3685**	**80.1697**	**90.0607**	**0.2355**	**8.8199**	**3.4356**	**12.2555**	**3.9257**	**3.2176**	**6.5839**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**44.44**	**0.00**	**36.15**	**53.01**	**0.00**	**38.04**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Area	21.2520	23.6711	73.6460	0.1497		2.2037	2.2037		2.2037	2.2037
Energy	0.6117	5.3294	2.9757	0.0334		0.4226	0.4226		0.4226	0.4226
Mobile	22.2529	90.4705	295.5195	1.0051	51.9744	1.1084	53.0828	14.5942	1.0428	15.6371
Total	**44.1165**	**119.4709**	**372.1412**	**1.1882**	**51.9744**	**3.7347**	**55.7091**	**14.5942**	**3.6691**	**18.2634**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Area	21.2520	23.6711	73.6460	0.1497		2.2037	2.2037		2.2037	2.2037
Energy	0.6117	5.3294	2.9757	0.0334		0.4226	0.4226		0.4226	0.4226
Mobile	16.4818	52.5074	139.0445	0.3888	18.8308	0.4501	19.2809	5.2876	0.4228	5.7104
Total	**38.3455**	**81.5078**	**215.6662**	**0.5718**	**18.8308**	**3.0764**	**21.9072**	**5.2876**	**3.0491**	**8.3367**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Percent Reduction	13.08	31.78	42.05	51.87	63.77	17.63	60.68	63.77	16.90	54.35

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2017	3/28/2017	5	20	
2	Site Preparation	Site Preparation	3/29/2017	4/11/2017	5	10	
3	Grading	Grading	4/12/2017	5/23/2017	5	30	
4	Building Construction	Building Construction	5/24/2017	7/17/2018	5	300	
5	Paving	Paving	5/24/2017	7/17/2018	5	300	
6	Architectural Coating	Architectural Coating	5/24/2017	7/17/2018	5	300	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 8.06

Residential Indoor: 1,256,996; Residential Outdoor: 418,999; Non-Residential Indoor: 198,720; Non-Residential Outdoor: 66,240; Striped Parking Area: 39,708 (Architectural Coating – sqft)

OffRoad Equipment

Brea Place Mixed Use - Proposed Project - Orange County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	128.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	47.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	47.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	885.00	212.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	177.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					1.3824	0.0000	1.3824	0.2093	0.0000	0.2093
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**	**1.3824**	**2.1935**	**3.5758**	**0.2093**	**2.0425**	**2.2518**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0646	2.1796	0.4830	5.0900e-003	0.1115	0.0123	0.1238	0.0305	0.0118	0.0423
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0744	0.0521	0.6618	1.7900e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.1390**	**2.2317**	**1.1449**	**6.8800e-003**	**0.2791**	**0.0134**	**0.2925**	**0.0750**	**0.0128**	**0.0878**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					0.5391	0.0000	0.5391	0.0816	0.0000	0.0816
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**	**0.5391**	**2.1935**	**2.7326**	**0.0816**	**2.0425**	**2.1241**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0646	2.1796	0.4830	5.0900e-003	0.0776	0.0123	0.0899	0.0222	0.0118	0.0340
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0744	0.0521	0.6618	1.7900e-003	0.1094	1.1200e-003	0.1105	0.0302	1.0300e-003	0.0312
Total	**0.1390**	**2.2317**	**1.1449**	**6.8800e-003**	**0.1870**	**0.0134**	**0.2004**	**0.0524**	**0.0128**	**0.0652**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					18.0705	0.0000	18.0705	9.9313	0.0000	9.9313
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**18.0705**	**2.8786**	**20.9491**	**9.9313**	**2.6483**	**12.5796**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0475	1.6006	0.3547	3.7400e-003	0.0819	9.0300e-003	0.0909	0.0224	8.6400e-003	0.0311
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0893	0.0625	0.7942	2.1500e-003	0.2012	1.3400e-003	0.2025	0.0534	1.2300e-003	0.0546
Total	**0.1367**	**1.6631**	**1.1489**	**5.8900e-003**	**0.2831**	**0.0104**	**0.2934**	**0.0758**	**9.8700e-003**	**0.0856**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					7.0475	0.0000	7.0475	3.8732	0.0000	3.8732
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**7.0475**	**2.8786**	**9.9261**	**3.8732**	**2.6483**	**6.5215**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0475	1.6006	0.3547	3.7400e-003	0.0570	9.0300e-003	0.0660	0.0163	8.6400e-003	0.0250
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0893	0.0625	0.7942	2.1500e-003	0.1312	1.3400e-003	0.1326	0.0362	1.2300e-003	0.0374
Total	**0.1367**	**1.6631**	**1.1489**	**5.8900e-003**	**0.1882**	**0.0104**	**0.1986**	**0.0525**	**9.8700e-003**	**0.0624**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					8.6748	0.0000	8.6748	3.5967	0.0000	3.5967
Off-Road	5.7483	67.9396	38.7826	0.0620		3.0727	3.0727		2.8269	2.8269
Total	**5.7483**	**67.9396**	**38.7826**	**0.0620**	**8.6748**	**3.0727**	**11.7475**	**3.5967**	**2.8269**	**6.4236**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0158	0.5335	0.1182	1.2500e-003	0.0273	3.0100e-003	0.0303	7.4700e-003	2.8800e-003	0.0104
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0992	0.0694	0.8825	2.3900e-003	0.2236	1.4900e-003	0.2250	0.0593	1.3700e-003	0.0607
Total	**0.1150**	**0.6030**	**1.0007**	**3.6400e-003**	**0.2508**	**4.5000e-003**	**0.2553**	**0.0668**	**4.2500e-003**	**0.0710**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					3.3832	0.0000	3.3832	1.4027	0.0000	1.4027
Off-Road	5.7483	67.9396	38.7826	0.0620		3.0727	3.0727		2.8269	2.8269
Total	**5.7483**	**67.9396**	**38.7826**	**0.0620**	**3.3832**	**3.0727**	**6.4559**	**1.4027**	**2.8269**	**4.2296**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0158	0.5335	0.1182	1.2500e-003	0.0190	3.0100e-003	0.0220	5.4400e-003	2.8800e-003	8.3200e-003
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0992	0.0694	0.8825	2.3900e-003	0.1458	1.4900e-003	0.1473	0.0402	1.3700e-003	0.0416
Total	**0.1150**	**0.6030**	**1.0007**	**3.6400e-003**	**0.1648**	**4.5000e-003**	**0.1693**	**0.0457**	**4.2500e-003**	**0.0499**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9795	26.9735	7.4584	0.0540	1.3547	0.2351	1.5898	0.3899	0.2249	0.6148
Worker	4.3903	3.0723	39.0483	0.1059	9.8922	0.0658	9.9580	2.6235	0.0607	2.6841
Total	**5.3698**	**30.0458**	**46.5067**	**0.1598**	**11.2469**	**0.3009**	**11.5478**	**3.0133**	**0.2856**	**3.2989**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9795	26.9735	7.4584	0.0540	0.9679	0.2351	1.2030	0.2949	0.2249	0.5198
Worker	4.3903	3.0723	39.0483	0.1059	6.4522	0.0658	6.5180	1.7791	0.0607	1.8398
Total	**5.3698**	**30.0458**	**46.5067**	**0.1598**	**7.4201**	**0.3009**	**7.7210**	**2.0740**	**0.2856**	**2.3596**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.8587	25.2903	6.7854	0.0536	1.3546	0.1871	1.5418	0.3898	0.1790	0.5688
Worker	3.9624	2.6939	34.7633	0.1027	9.8922	0.0653	9.9576	2.6235	0.0602	2.6837
Total	**4.8212**	**27.9842**	**41.5486**	**0.1564**	**11.2469**	**0.2525**	**11.4993**	**3.0133**	**0.2392**	**3.2525**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.8587	25.2903	6.7854	0.0536	0.9678	0.1871	1.1550	0.2949	0.1790	0.4739
Worker	3.9624	2.6939	34.7633	0.1027	6.4522	0.0653	6.5176	1.7791	0.0602	1.8393
Total	**4.8212**	**27.9842**	**41.5486**	**0.1564**	**7.4201**	**0.2525**	**7.6725**	**2.0740**	**0.2392**	**2.3132**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.9449	20.7178	15.0320	0.0228		1.1592	1.1592		1.0665	1.0665
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.9449**	**20.7178**	**15.0320**	**0.0228**		**1.1592**	**1.1592**		**1.0665**	**1.0665**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0744	0.0521	0.6618	1.7900e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.0744**	**0.0521**	**0.6618**	**1.7900e-003**	**0.1677**	**1.1200e-003**	**0.1688**	**0.0445**	**1.0300e-003**	**0.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.9449	20.7178	15.0320	0.0228		1.1592	1.1592		1.0665	1.0665
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.9449**	**20.7178**	**15.0320**	**0.0228**		**1.1592**	**1.1592**		**1.0665**	**1.0665**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0744	0.0521	0.6618	1.7900e-003	0.1094	1.1200e-003	0.1105	0.0302	1.0300e-003	0.0312
Total	**0.0744**	**0.0521**	**0.6618**	**1.7900e-003**	**0.1094**	**1.1200e-003**	**0.1105**	**0.0302**	**1.0300e-003**	**0.0312**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0672	0.0457	0.5892	1.7400e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455
Total	**0.0672**	**0.0457**	**0.5892**	**1.7400e-003**	**0.1677**	**1.1100e-003**	**0.1688**	**0.0445**	**1.0200e-003**	**0.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0672	0.0457	0.5892	1.7400e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312
Total	**0.0672**	**0.0457**	**0.5892**	**1.7400e-003**	**0.1094**	**1.1100e-003**	**0.1105**	**0.0302**	**1.0200e-003**	**0.0312**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	17.6542					0.0000	0.0000		0.0000	0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733
Total	**17.9865**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.8781	0.6145	7.8097	0.0212	1.9784	0.0132	1.9916	0.5247	0.0121	0.5368
Total	**0.8781**	**0.6145**	**7.8097**	**0.0212**	**1.9784**	**0.0132**	**1.9916**	**0.5247**	**0.0121**	**0.5368**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	17.6542					0.0000	0.0000		0.0000	0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733
Total	**17.9865**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.8781	0.6145	7.8097	0.0212	1.2904	0.0132	1.3036	0.3558	0.0121	0.3680
Total	**0.8781**	**0.6145**	**7.8097**	**0.0212**	**1.2904**	**0.0132**	**1.3036**	**0.3558**	**0.0121**	**0.3680**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	17.6542					0.0000	0.0000		0.0000	0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506
Total	**17.9528**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.7925	0.5388	6.9527	0.0206	1.9784	0.0131	1.9915	0.5247	0.0120	0.5367
Total	**0.7925**	**0.5388**	**6.9527**	**0.0206**	**1.9784**	**0.0131**	**1.9915**	**0.5247**	**0.0120**	**0.5367**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	17.6542					0.0000	0.0000		0.0000	0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506
Total	**17.9528**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.7925	0.5388	6.9527	0.0206	1.2904	0.0131	1.3035	0.3558	0.0120	0.3679
Total	**0.7925**	**0.5388**	**6.9527**	**0.0206**	**1.2904**	**0.0131**	**1.3035**	**0.3558**	**0.0120**	**0.3679**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Mitigated	16.4818	52.5074	139.0445	0.3888	18.8308	0.4501	19.2809	5.2876	0.4228	5.7104
Unmitigated	22.2529	90.4705	295.5195	1.0051	51.9744	1.1084	53.0828	14.5942	1.0428	15.6371

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	3,072.30	2,952.18	2707.32	10,261,707	3,717,915
Apartments Mid Rise	2,034.90	1,955.34	1793.16	6,796,715	2,462,515
Enclosed Parking Structure	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Health Club	0.00	0.00	0.00		
Health Club	0.00	0.00	0.00		
Hotel	1,338.00	1,228.50	892.50	3,003,508	1,088,200
Strip Mall	676.00	710.48	345.27	1,205,632	436,812
Total	7,121.20	6,846.50	5,738.25	21,267,562	7,705,441

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Enclosed Parking with Elevator	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Enclosed Parking with Elevator	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Health Club	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Health Club	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Hotel	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Apartments Mid Rise	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Apartments Mid Rise	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Strip Mall	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
NaturalGas Mitigated	0.6117	5.3294	2.9757	0.0334		0.4226	0.4226		0.4226	0.4226
NaturalGas Unmitigated	0.6117	5.3294	2.9757	0.0334		0.4226	0.4226		0.4226	0.4226

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Land Use	kBTU/yr	lb/day									
Apartments Mid Rise	15657.6	0.1689	1.4430	0.6140	9.2100e-003		0.1167	0.1167		0.1167	0.1167
Apartments Mid Rise	23640	0.2549	2.1786	0.9271	0.0139		0.1761	0.1761		0.1761	0.1761
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Health Club	1006.06	0.0109	0.0986	0.0829	5.9000e-004		7.5000e-003	7.5000e-003		7.5000e-003	7.5000e-003
Health Club	1077.78	0.0116	0.1057	0.0888	6.3000e-004		8.0300e-003	8.0300e-003		8.0300e-003	8.0300e-003
Hotel	15232.7	0.1643	1.4934	1.2545	8.9600e-003		0.1135	0.1135		0.1135	0.1135
Strip Mall	103.252	1.1100e-003	0.0101	8.5000e-003	6.0000e-005		7.7000e-004	7.7000e-004		7.7000e-004	7.7000e-004
Total		**0.6117**	**5.3294**	**2.9757**	**0.0334**		**0.4226**	**0.4226**		**0.4226**	**0.4226**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Land Use	kBTU/yr	lb/day									
Apartments Mid Rise	23.64	0.2549	2.1786	0.9271	0.0139		0.1761	0.1761		0.1761	0.1761
Apartments Mid Rise	15.6576	0.1689	1.4430	0.6140	9.2100e-003		0.1167	0.1167		0.1167	0.1167
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Health Club	1.00606	0.0109	0.0986	0.0829	5.9000e-004		7.5000e-003	7.5000e-003		7.5000e-003	7.5000e-003
Health Club	1.07778	0.0116	0.1057	0.0888	6.3000e-004		8.0300e-003	8.0300e-003		8.0300e-003	8.0300e-003
Hotel	15.2327	0.1643	1.4934	1.2545	8.9600e-003		0.1135	0.1135		0.1135	0.1135
Strip Mall	0.103252	1.1100e-003	0.0101	8.5000e-003	6.0000e-005		7.7000e-004	7.7000e-004		7.7000e-004	7.7000e-004
Total		**0.6117**	**5.3294**	**2.9757**	**0.0334**		**0.4226**	**0.4226**		**0.4226**	**0.4226**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Mitigated	21.2520	23.6711	73.6460	0.1497		2.2037	2.2037		2.2037	2.2037
Unmitigated	21.2520	23.6711	73.6460	0.1497		2.2037	2.2037		2.2037	2.2037

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
SubCategory	lb/day									
Architectural Coating	1.4510					0.0000	0.0000		0.0000	0.0000
Consumer Products	15.1482					0.0000	0.0000		0.0000	0.0000
Hearth	2.6835	22.9316	9.7581	0.1464		1.8540	1.8540		1.8540	1.8540
Landscaping	1.9694	0.7395	63.8879	3.3600e-003		0.3497	0.3497		0.3497	0.3497
Total	**21.2520**	**23.6711**	**73.6460**	**0.1497**		**2.2037**	**2.2037**		**2.2037**	**2.2037**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
SubCategory	lb/day									
Architectural Coating	1.4510					0.0000	0.0000		0.0000	0.0000
Consumer Products	15.1482					0.0000	0.0000		0.0000	0.0000
Hearth	2.6835	22.9316	9.7581	0.1464		1.8540	1.8540		1.8540	1.8540
Landscaping	1.9694	0.7395	63.8879	3.3600e-003		0.3497	0.3497		0.3497	0.3497
Total	**21.2520**	**23.6711**	**73.6460**	**0.1497**		**2.2037**	**2.2037**		**2.2037**	**2.2037**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Brea Place Mixed Use - Proposed Project

Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	550.00	Space	0.00	220,000.00	0
Enclosed Parking with Elevator	804.00	Space	7.24	321,600.00	0
Enclosed Parking with Elevator	523.00	Space	0.82	120,200.00	0
Health Club	11.28	1000sqft	0.00	11,278.00	0
Health Club	12.08	1000sqft	0.00	12,082.00	0
Hotel	150.00	Room	1.00	92,220.00	0
Apartments Mid Rise	462.00	Dwelling Unit	5.00	373,033.00	1321
Apartments Mid Rise	306.00	Dwelling Unit	3.66	247,706.00	875
Strip Mall	16.90	1000sqft	0.00	16,900.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	30
Climate Zone	10			**Operational Year**	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Brea Place Mixed Use - Proposed Project - Orange County, Winter

Project Characteristics -

Land Use - Lot acreage and building square footage per project site plan

Construction Phase - Construction estimated to last between 12 & 18 months

Off-road Equipment -

Demolition -

Grading -

Vehicle Trips - Trip Generation per Traffic Impact Analysis

Woodstoves - No wood burning devices

Water And Wastewater - Project amenities = pools, fitness rooms, and clubhouses. No outdoor water use.

Solid Waste - Dwelling unit soild waste generation per project site plan

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	40
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	15
tblConstructionPhase	NumDays	20.00	300.00
tblConstructionPhase	NumDays	20.00	300.00
tblConstructionPhase	PhaseEndDate	11/3/2020	7/17/2018
tblConstructionPhase	PhaseEndDate	9/10/2019	7/17/2018
tblConstructionPhase	PhaseStartDate	9/11/2019	5/24/2017
tblConstructionPhase	PhaseStartDate	7/18/2018	5/24/2017
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	652.80	691.20
tblFireplaces	NumberWood	38.40	0.00
tblGrading	MaterialExported	0.00	375.00
tblGrading	MaterialExported	0.00	375.00

tblLandUse	BuildingSpaceSquareFeet	209,200.00	120,200.00
tblLandUse	BuildingSpaceSquareFeet	11,280.00	11,278.00
tblLandUse	BuildingSpaceSquareFeet	12,080.00	12,082.00
tblLandUse	BuildingSpaceSquareFeet	217,800.00	92,220.00
tblLandUse	BuildingSpaceSquareFeet	306,000.00	247,706.00
tblLandUse	BuildingSpaceSquareFeet	462,000.00	373,033.00
tblLandUse	LandUseSquareFeet	209,200.00	120,200.00
tblLandUse	LandUseSquareFeet	11,280.00	11,278.00
tblLandUse	LandUseSquareFeet	12,080.00	12,082.00
tblLandUse	LandUseSquareFeet	217,800.00	92,220.00
tblLandUse	LandUseSquareFeet	306,000.00	247,706.00
tblLandUse	LandUseSquareFeet	462,000.00	373,033.00
tblLandUse	LotAcreage	4.95	0.00
tblLandUse	LotAcreage	4.71	0.82
tblLandUse	LotAcreage	0.26	0.00
tblLandUse	LotAcreage	0.28	0.00
tblLandUse	LotAcreage	5.00	1.00
tblLandUse	LotAcreage	8.05	3.66
tblLandUse	LotAcreage	12.16	5.00
tblLandUse	LotAcreage	0.39	0.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	8.17	8.92
tblVehicleTrips	WD_TR	44.32	40.00
tblWoodstoves	NumberCatalytic	38.40	0.00

tblWoodstoves	NumberNoncatalytic	38.40	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	lb/day									
2017	30.0785	80.6186	87.5394	0.2274	18.3536	3.4397	21.2427	10.0071	3.2216	12.6654
2018	28.6047	71.8512	80.9593	0.2234	13.3930	2.8766	16.2696	3.5825	2.6957	6.2781
Maximum	**30.0785**	**80.6186**	**87.5394**	**0.2274**	**18.3536**	**3.4397**	**21.2427**	**10.0071**	**3.2216**	**12.6654**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Year	lb/day									
2017	30.0785	80.6186	87.5394	0.2274	8.8199	3.4397	12.2596	3.9257	3.2216	6.5840
2018	28.6047	71.8512	80.9593	0.2234	8.8199	2.8766	11.6965	2.4600	2.6957	5.1556
Maximum	**30.0785**	**80.6186**	**87.5394**	**0.2274**	**8.8199**	**3.4397**	**12.2596**	**3.9257**	**3.2216**	**6.5840**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**44.44**	**0.00**	**36.14**	**53.01**	**0.00**	**38.03**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Area	21.2520	23.6711	73.6460	0.1497		2.2037	2.2037		2.2037	2.2037
Energy	0.6117	5.3294	2.9757	0.0334		0.4226	0.4226		0.4226	0.4226
Mobile	21.9658	93.4283	283.4946	0.9595	51.9744	1.1143	53.0888	14.5942	1.0485	15.6427
Total	**43.8294**	**122.4288**	**360.1163**	**1.1426**	**51.9744**	**3.7407**	**55.7151**	**14.5942**	**3.6748**	**18.2690**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Area	21.2520	23.6711	73.6460	0.1497		2.2037	2.2037		2.2037	2.2037
Energy	0.6117	5.3294	2.9757	0.0334		0.4226	0.4226		0.4226	0.4226
Mobile	16.3135	53.3131	140.4020	0.3708	18.8308	0.4560	19.2868	5.2876	0.4285	5.7161
Total	**38.1772**	**82.3135**	**217.0237**	**0.5539**	**18.8308**	**3.0823**	**21.9131**	**5.2876**	**3.0548**	**8.3424**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Percent Reduction	12.90	32.77	39.74	51.52	63.77	17.60	60.67	63.77	16.87	54.34

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2017	3/28/2017	5	20	
2	Site Preparation	Site Preparation	3/29/2017	4/11/2017	5	10	
3	Grading	Grading	4/12/2017	5/23/2017	5	30	
4	Building Construction	Building Construction	5/24/2017	7/17/2018	5	300	
5	Paving	Paving	5/24/2017	7/17/2018	5	300	
6	Architectural Coating	Architectural Coating	5/24/2017	7/17/2018	5	300	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 8.06

Residential Indoor: 1,256,996; Residential Outdoor: 418,999; Non-Residential Indoor: 198,720; Non-Residential Outdoor: 66,240; Striped Parking Area: 39,708 (Architectural Coating – sqft)

OffRoad Equipment

Brea Place Mixed Use - Proposed Project - Orange County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	128.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	47.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	47.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	885.00	212.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	177.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					1.3824	0.0000	1.3824	0.2093	0.0000	0.2093
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**	**1.3824**	**2.1935**	**3.5758**	**0.2093**	**2.0425**	**2.2518**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0663	2.2114	0.5141	5.0200e-003	0.1115	0.0125	0.1240	0.0305	0.0120	0.0425
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0837	0.0573	0.6168	1.7000e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.1500**	**2.2687**	**1.1309**	**6.7200e-003**	**0.2791**	**0.0136**	**0.2928**	**0.0750**	**0.0130**	**0.0880**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					0.5391	0.0000	0.5391	0.0816	0.0000	0.0816
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**	**0.5391**	**2.1935**	**2.7326**	**0.0816**	**2.0425**	**2.1241**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0663	2.2114	0.5141	5.0200e-003	0.0776	0.0125	0.0901	0.0222	0.0120	0.0342
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0837	0.0573	0.6168	1.7000e-003	0.1094	1.1200e-003	0.1105	0.0302	1.0300e-003	0.0312
Total	**0.1500**	**2.2687**	**1.1309**	**6.7200e-003**	**0.1870**	**0.0136**	**0.2006**	**0.0524**	**0.0130**	**0.0654**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					18.0705	0.0000	18.0705	9.9313	0.0000	9.9313
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**18.0705**	**2.8786**	**20.9491**	**9.9313**	**2.6483**	**12.5796**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0487	1.6240	0.3776	3.6800e-003	0.0819	9.1900e-003	0.0911	0.0224	8.7900e-003	0.0312
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1005	0.0687	0.7401	2.0400e-003	0.2012	1.3400e-003	0.2025	0.0534	1.2300e-003	0.0546
Total	**0.1492**	**1.6927**	**1.1177**	**5.7200e-003**	**0.2831**	**0.0105**	**0.2936**	**0.0758**	**0.0100**	**0.0858**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					7.0475	0.0000	7.0475	3.8732	0.0000	3.8732
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**7.0475**	**2.8786**	**9.9261**	**3.8732**	**2.6483**	**6.5215**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0487	1.6240	0.3776	3.6800e-003	0.0570	9.1900e-003	0.0662	0.0163	8.7900e-003	0.0251
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1005	0.0687	0.7401	2.0400e-003	0.1312	1.3400e-003	0.1326	0.0362	1.2300e-003	0.0374
Total	**0.1492**	**1.6927**	**1.1177**	**5.7200e-003**	**0.1882**	**0.0105**	**0.1988**	**0.0525**	**0.0100**	**0.0625**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					8.6748	0.0000	8.6748	3.5967	0.0000	3.5967
Off-Road	5.7483	67.9396	38.7826	0.0620		3.0727	3.0727		2.8269	2.8269
Total	**5.7483**	**67.9396**	**38.7826**	**0.0620**	**8.6748**	**3.0727**	**11.7475**	**3.5967**	**2.8269**	**6.4236**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0162	0.5413	0.1259	1.2300e-003	0.0273	3.0600e-003	0.0304	7.4700e-003	2.9300e-003	0.0104
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1116	0.0763	0.8224	2.2600e-003	0.2236	1.4900e-003	0.2250	0.0593	1.3700e-003	0.0607
Total	**0.1279**	**0.6177**	**0.9482**	**3.4900e-003**	**0.2508**	**4.5500e-003**	**0.2554**	**0.0668**	**4.3000e-003**	**0.0711**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Fugitive Dust					3.3832	0.0000	3.3832	1.4027	0.0000	1.4027
Off-Road	5.7483	67.9396	38.7826	0.0620		3.0727	3.0727		2.8269	2.8269
Total	**5.7483**	**67.9396**	**38.7826**	**0.0620**	**3.3832**	**3.0727**	**6.4559**	**1.4027**	**2.8269**	**4.2296**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0162	0.5413	0.1259	1.2300e-003	0.0190	3.0600e-003	0.0221	5.4400e-003	2.9300e-003	8.3700e-003
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1116	0.0763	0.8224	2.2600e-003	0.1458	1.4900e-003	0.1473	0.0402	1.3700e-003	0.0416
Total	**0.1279**	**0.6177**	**0.9482**	**3.4900e-003**	**0.1648**	**4.5500e-003**	**0.1694**	**0.0457**	**4.3000e-003**	**0.0500**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0210	27.0505	8.1721	0.0527	1.3547	0.2392	1.5939	0.3899	0.2289	0.6187
Worker	4.9396	3.3778	36.3900	0.1002	9.8922	0.0658	9.9580	2.6235	0.0607	2.6841
Total	**5.9606**	**30.4284**	**44.5621**	**0.1529**	**11.2469**	**0.3050**	**11.5519**	**3.0133**	**0.2895**	**3.3028**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0210	27.0505	8.1721	0.0527	0.9679	0.2392	1.2071	0.2949	0.2289	0.5238
Worker	4.9396	3.3778	36.3900	0.1002	6.4522	0.0658	6.5180	1.7791	0.0607	1.8398
Total	**5.9606**	**30.4284**	**44.5621**	**0.1529**	**7.4201**	**0.3050**	**7.7251**	**2.0740**	**0.2895**	**2.3635**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.8960	25.3306	7.4481	0.0524	1.3546	0.1905	1.5452	0.3898	0.1823	0.5721
Worker	4.4642	2.9615	32.2776	0.0972	9.8922	0.0653	9.9576	2.6235	0.0602	2.6837
Total	**5.3602**	**28.2920**	**39.7257**	**0.1496**	**11.2469**	**0.2559**	**11.5027**	**3.0133**	**0.2425**	**3.2558**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.8960	25.3306	7.4481	0.0524	0.9678	0.1905	1.1584	0.2949	0.1823	0.4772
Worker	4.4642	2.9615	32.2776	0.0972	6.4522	0.0653	6.5176	1.7791	0.0602	1.8393
Total	**5.3602**	**28.2920**	**39.7257**	**0.1496**	**7.4201**	**0.2559**	**7.6759**	**2.0740**	**0.2425**	**2.3165**

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.9449	20.7178	15.0320	0.0228		1.1592	1.1592		1.0665	1.0665
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.9449**	**20.7178**	**15.0320**	**0.0228**		**1.1592**	**1.1592**		**1.0665**	**1.0665**

3.6 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0837	0.0573	0.6168	1.7000e-003	0.1677	1.1200e-003	0.1688	0.0445	1.0300e-003	0.0455
Total	**0.0837**	**0.0573**	**0.6168**	**1.7000e-003**	**0.1677**	**1.1200e-003**	**0.1688**	**0.0445**	**1.0300e-003**	**0.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.9449	20.7178	15.0320	0.0228		1.1592	1.1592		1.0665	1.0665
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.9449**	**20.7178**	**15.0320**	**0.0228**		**1.1592**	**1.1592**		**1.0665**	**1.0665**

3.6 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0837	0.0573	0.6168	1.7000e-003	0.1094	1.1200e-003	0.1105	0.0302	1.0300e-003	0.0312
Total	**0.0837**	**0.0573**	**0.6168**	**1.7000e-003**	**0.1094**	**1.1200e-003**	**0.1105**	**0.0302**	**1.0300e-003**	**0.0312**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0757	0.0502	0.5471	1.6500e-003	0.1677	1.1100e-003	0.1688	0.0445	1.0200e-003	0.0455
Total	**0.0757**	**0.0502**	**0.5471**	**1.6500e-003**	**0.1677**	**1.1100e-003**	**0.1688**	**0.0445**	**1.0200e-003**	**0.0455**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797
Paving	0.0000					0.0000	0.0000		0.0000	0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0757	0.0502	0.5471	1.6500e-003	0.1094	1.1100e-003	0.1105	0.0302	1.0200e-003	0.0312
Total	**0.0757**	**0.0502**	**0.5471**	**1.6500e-003**	**0.1094**	**1.1100e-003**	**0.1105**	**0.0302**	**1.0200e-003**	**0.0312**

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	17.6542					0.0000	0.0000		0.0000	0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733
Total	**17.9865**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**

3.7 Architectural Coating - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9879	0.6756	7.2780	0.0200	1.9784	0.0132	1.9916	0.5247	0.0121	0.5368
Total	**0.9879**	**0.6756**	**7.2780**	**0.0200**	**1.9784**	**0.0132**	**1.9916**	**0.5247**	**0.0121**	**0.5368**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	17.6542					0.0000	0.0000		0.0000	0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733
Total	**17.9865**	**2.1850**	**1.8681**	**2.9700e-003**		**0.1733**	**0.1733**		**0.1733**	**0.1733**

3.7 Architectural Coating - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.9879	0.6756	7.2780	0.0200	1.2904	0.0132	1.3036	0.3558	0.0121	0.3680
Total	**0.9879**	**0.6756**	**7.2780**	**0.0200**	**1.2904**	**0.0132**	**1.3036**	**0.3558**	**0.0121**	**0.3680**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	17.6542					0.0000	0.0000		0.0000	0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506
Total	**17.9528**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.8928	0.5923	6.4555	0.0195	1.9784	0.0131	1.9915	0.5247	0.0120	0.5367
Total	**0.8928**	**0.5923**	**6.4555**	**0.0195**	**1.9784**	**0.0131**	**1.9915**	**0.5247**	**0.0120**	**0.5367**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Archit. Coating	17.6542					0.0000	0.0000		0.0000	0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506
Total	**17.9528**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.8928	0.5923	6.4555	0.0195	1.2904	0.0131	1.3035	0.3558	0.0120	0.3679
Total	**0.8928**	**0.5923**	**6.4555**	**0.0195**	**1.2904**	**0.0131**	**1.3035**	**0.3558**	**0.0120**	**0.3679**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Mitigated	16.3135	53.3131	140.4020	0.3708	18.8308	0.4560	19.2868	5.2876	0.4285	5.7161
Unmitigated	21.9658	93.4283	283.4946	0.9595	51.9744	1.1143	53.0888	14.5942	1.0485	15.6427

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	3,072.30	2,952.18	2707.32	10,261,707	3,717,915
Apartments Mid Rise	2,034.90	1,955.34	1793.16	6,796,715	2,462,515
Enclosed Parking Structure	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Health Club	0.00	0.00	0.00		
Health Club	0.00	0.00	0.00		
Hotel	1,338.00	1,228.50	892.50	3,003,508	1,088,200
Strip Mall	676.00	710.48	345.27	1,205,632	436,812
Total	7,121.20	6,846.50	5,738.25	21,267,562	7,705,441

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Enclosed Parking with Elevator	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Enclosed Parking with Elevator	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Health Club	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Health Club	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Hotel	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Apartments Mid Rise	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Apartments Mid Rise	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041
Strip Mall	0.552373	0.044229	0.211123	0.119112	0.017503	0.005797	0.024455	0.015685	0.001637	0.001633	0.004830	0.000583	0.001041

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
NaturalGas Mitigated	0.6117	5.3294	2.9757	0.0334		0.4226	0.4226		0.4226	0.4226
NaturalGas Unmitigated	0.6117	5.3294	2.9757	0.0334		0.4226	0.4226		0.4226	0.4226

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Land Use	kBTU/yr	lb/day									
Apartments Mid Rise	15657.6	0.1689	1.4430	0.6140	9.2100e-003		0.1167	0.1167		0.1167	0.1167
Apartments Mid Rise	23640	0.2549	2.1786	0.9271	0.0139		0.1761	0.1761		0.1761	0.1761
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Health Club	1006.06	0.0109	0.0986	0.0829	5.9000e-004		7.5000e-003	7.5000e-003		7.5000e-003	7.5000e-003
Health Club	1077.78	0.0116	0.1057	0.0888	6.3000e-004		8.0300e-003	8.0300e-003		8.0300e-003	8.0300e-003
Hotel	15232.7	0.1643	1.4934	1.2545	8.9600e-003		0.1135	0.1135		0.1135	0.1135
Strip Mall	103.252	1.1100e-003	0.0101	8.5000e-003	6.0000e-005		7.7000e-004	7.7000e-004		7.7000e-004	7.7000e-004
Total		**0.6117**	**5.3294**	**2.9757**	**0.0334**		**0.4226**	**0.4226**		**0.4226**	**0.4226**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Land Use	kBTU/yr	lb/day									
Apartments Mid Rise	15.6576	0.1689	1.4430	0.6140	9.2100e-003		0.1167	0.1167		0.1167	0.1167
Apartments Mid Rise	23.64	0.2549	2.1786	0.9271	0.0139		0.1761	0.1761		0.1761	0.1761
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000
Health Club	1.00606	0.0109	0.0986	0.0829	5.9000e-004		7.5000e-003	7.5000e-003		7.5000e-003	7.5000e-003
Health Club	1.07778	0.0116	0.1057	0.0888	6.3000e-004		8.0300e-003	8.0300e-003		8.0300e-003	8.0300e-003
Hotel	15.2327	0.1643	1.4934	1.2545	8.9600e-003		0.1135	0.1135		0.1135	0.1135
Strip Mall	0.103252	1.1100e-003	0.0101	8.5000e-003	6.0000e-005		7.7000e-004	7.7000e-004		7.7000e-004	7.7000e-004
Total		**0.6117**	**5.3294**	**2.9757**	**0.0334**		**0.4226**	**0.4226**		**0.4226**	**0.4226**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
Category	lb/day									
Mitigated	21.2520	23.6711	73.6460	0.1497		2.2037	2.2037		2.2037	2.2037
Unmitigated	21.2520	23.6711	73.6460	0.1497		2.2037	2.2037		2.2037	2.2037

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
SubCategory	lb/day									
Architectural Coating	1.4510					0.0000	0.0000		0.0000	0.0000
Consumer Products	15.1482					0.0000	0.0000		0.0000	0.0000
Hearth	2.6835	22.9316	9.7581	0.1464		1.8540	1.8540		1.8540	1.8540
Landscaping	1.9694	0.7395	63.8879	3.3600e-003		0.3497	0.3497		0.3497	0.3497
Total	**21.2520**	**23.6711**	**73.6460**	**0.1497**		**2.2037**	**2.2037**		**2.2037**	**2.2037**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total
SubCategory	lb/day									
Architectural Coating	1.4510					0.0000	0.0000		0.0000	0.0000
Consumer Products	15.1482					0.0000	0.0000		0.0000	0.0000
Hearth	2.6835	22.9316	9.7581	0.1464		1.8540	1.8540		1.8540	1.8540
Landscaping	1.9694	0.7395	63.8879	3.3600e-003		0.3497	0.3497		0.3497	0.3497
Total	**21.2520**	**23.6711**	**73.6460**	**0.1497**		**2.2037**	**2.2037**		**2.2037**	**2.2037**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX B

GEOTECHNICAL REPORT

GEOTECHNICAL INVESTIGATION REPORT

for

MIXED-USE DEVELOPMENT
BIRCH STREET AND STATE COLLEGE BLVD
Brea, California

Prepared For:
Hines
4747 Executive Dr.
San Diego, California 91121

Prepared By:
Langan Engineering & Environmental Services
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Irvine, California 92614

24 April 2015
700040901

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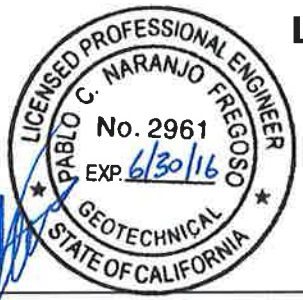
GEOTECHNICAL INVESTIGATION REPORT

for

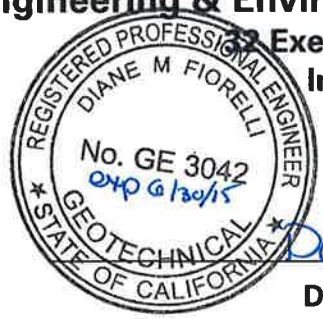
MIXED-USE DEVELOPMENT
BIRCH STREET AND STATE COLLEGE BLVD
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24 April 2015
700040901

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1. INTRODUCTION

As requested, and in accordance with our 27 January 2015 proposal and subsequent authorization by Hines Interests Limited Partnership, we have completed a geotechnical investigation for the proposed mixed-use development (Project) at Birch Street and State College Boulevard in Brea, Orange County, California (Site). The purposes of this report are to: summarize our understanding of the geological and geotechnical aspects of the site, including existing site conditions; summarize our subsurface investigation and findings; and to provide our geotechnical recommendations for the proposed mixed-use development. No environmental investigations or studies were performed as part of our services. Recommendations provided herein are in accordance with the 2013 California Residential Code (2013 CRC), the 2013 California Building Code (2013 CBC) and the City of Brea's Municipal Code.

2. PROJECT DESCRIPTION

2.1 Existing Conditions

The Site is bounded by inactive railroad right-of-way to the north, residential and commercial development to the west, Birch Street to the South, and State Route 57 (SR 57) to the east. State College Boulevard transects the site. The Site is separated into four development areas (Site A, Site B, the Hotel Area, and Existing Parking Structure,) as shown in Figure 1. Site A has an approximate area of 260,000 square feet (sq ft) and is located on the northwest corner of Birch Street and State College Boulevard. It is presently developed with paved parking. Site B has an approximate area of 220,000 sq ft and is located along the west side of State College Boulevard approximately 900 feet north of Birch Street. It is presently an undeveloped lot and the surface consists of soil and scattered grass. The Hotel Area is located on the northeast corner of Birch Street and State College Boulevard. This area is presently developed with a restaurant and paved parking. The Existing Parking structure consists of a two-level reinforced concrete structure located on the western side of the site between Site A and Site B.

Site grades generally vary between el 371 and 365 grades generally decrease southward. Elevations referenced herein are with respect to a project specific vertical datum. Based on the ALTA Land Survey, dated 24 April 2014 a water line easement from Metropolitan Water District (MWD) is located on the western side of the existing parking structure, and runs parallel north-south from the parking structure.

2.2 Proposed Development

Our understanding of the proposed development is based on the updated conceptual site plans and entity map provided by Hines via an email dated 23 January 2015, and Architectural Plans dated 20 April 2015, prepared by Architects Orange. The proposed development includes:

- Site A – Includes construction of a 5-story mixed-use development surrounding a seven-level parking structure. The development will include residential units, club house, recreation area, courtyards and pool/spa area, leasing office, retail area, and retail parking.

- Site B – Includes construction of a 2 to 5-story residential complex surrounding a 7-level parking structure. The residential complex will contain a club house, recreation area, courtyards and pool/spa area, and a leasing office.
- Hotel Area – Includes construction of a 4-story hotel with an approximate footprint area of 18,000 square feet.
- Existing Parking Structure – The existing parking structure will be renovated to include two (2) additional levels of parking above the existing two (2) levels structure. Based on email correspondence from Jessen-Wright Structural Engineers for the Existing Parking Structure, total column loads will likely range from 104 to 552 kips.

No structural loads of the proposed structures within Site A, Site B, and the Hotel Area were available for our analysis; therefore, we have presumed column loads for the proposed structures within Site A, Site B, and Hotel Area which are summarized in the table below.

Site A	Site B	Hotel Area
Residential/Retail: 200 to 500 kips Parking Garage: 400 to 900 kips	Residential: 200 to 500 kips Parking Garage: 400 to 900 kips	300 to 700 kips

3. REVIEW OF AVAILABLE INFORMATION

3.1 Regional Geologic Setting

The Site is located within the Peninsular Ranges Geomorphic Province of Southern California. The Peninsular Ranges Geomorphic Province consists of a series of mountain ranges separated by northwest trending valleys subparallel to faults that branch from the San Andreas Fault. Specifically, the Site is located in the northern part of the Los Angeles Basin, an extensive sediment-filled depression bound by the Santa Monica and San Gabriel Mountains to the north, the Pacific Ocean to the west, the Palos Verdes Peninsula to the southwest, San Jose Hills to the south, Santa Ana Mountains to the southeast, and the Puente and Chino Hills to the east. The structural history of the Los Angeles Basin includes extension and strike-slip faulting followed by oblique contraction via thrusting and strike-slip faulting.

3.2 Geologic Hazard Review

Our geologic hazard review was performed in general accordance with California Geological Survey (CGS) "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California", as well as the 2013 edition of California Building Code (2013 CBC). The following subsections present the results of our review of geologic hazards as they pertain to the Site.

- Regional Faulting – Recognized and mapped faults that are located within a 100-kilometer (km) radius of the Site based the CGS "2010 Fault Activity Map of California" (Fault Activity Map) and "An Explanatory Text to Accompany the Fault Activity Map of California" (Explanatory Text) are shown on Figure 2a and associated legend on Figure 2b. Based on the map, the closest known fault is identified as a possible Late Quaternary, Holocene "Whittier Fault (Elsinore Fault Zone)", approximately 1.25 miles northeast of the Site. A Fault Evaluation Report 41 (FER-41) was prepared for this fault in 1977.

Per the FER-41, the Whittier fault is located within Prado Dam, Yorba Linda, La Habra, and Whittier Quadrangles and forms a structural boundary along the southwestern side of the Puente Hills. The associated fault zone generally trends N70°W in Orange County, averages 1,000 to 2,000 feet wide, and consists of subparallel branching and en echelon faults. Relative reverse fault movement is upwards on the northeastern block a few thousands of feet with attendant right lateral movement as much as several thousand feet.

Due to the Site's proximity to several nearby active faults, moderate to strong ground shaking could occur from an earthquake on any nearby fault(s).

- Regional Seismicity – A search of the CGS earthquake catalog, updated through February 2014, using the EQSearch computer program, found that 75 earthquakes with magnitudes between 5 and 9 have occurred within a 100-km radius of the Site since 1800. In addition a search of the USGS ANSS Comprehensive Earthquake Catalog, updated through 20 January 2015, using a web-based Earthquake Archive Search and URL Builder tool, found that 23 earthquakes with magnitudes between 5.0 and 9.0 have occurred within a 100-km radius of the Site since 1900. A summary of the EQSearch reported earthquake events is provided in Appendix A.
- Surface Rupture – Alquist-Priolo Earthquake Fault Zones (APEFZ) are regulatory zones established by the CGS around active faults with the potential to cause surface rupture. The zones vary in width; however, average approximately ¼ mile in width. Per CGS (formerly California Division of Mines and Geology (CDMG)) "Seismic Hazard Zone Report 09" (SHZR 09) for the La Habra 7.5-Minute Quadrangle, Los Angeles and Orange Counties, California and the City's General Plan, the Site is not located within an APEFZ as of the date of this submittal. In addition, evidence suggestive of faulting was not observed within the Site; therefore, surface rupture is not anticipated to occur at the Site.
- Liquefaction – Based on the CGS SHZR 09, the Site is not located in a potentially liquefiable zone. According to the City's General Plan, the Site is not located in an area where liquefaction has occurred historically or where local geological, geotechnical, and groundwater conditions that indicate a potential for liquefaction.
- Lateral Spreading – Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. The surficial blocks are transported downslope or in the direction of a free face, such as a slope, by earthquake and gravitational forces. The Site is not located within a liquefaction hazard zone; therefore, lateral spreading is not anticipated.
- Seismic-Induced Ground Deformations – Seismic-induced ground deformations include ground surface settlement and differential settlement resulting from liquefaction-induced ground deformation and cyclic densification of unsaturated sands and gravels due to earthquakes. The Site is not located within a liquefaction hazard zone; therefore, liquefaction-induced ground deformations are not anticipated. Based on the geologic conditions within the site, cyclic densification of unsaturated sands is anticipated at the Site. Additional information is provided in a later section of the report.
- Earthquake-Induced Landslide Areas – Based on the CGS SHZR 09, the Site is not located within an 'Earthquake-Induced Landslide' area. According to the City's General

Plan, the Site is not located within a Mapped Landslide area. Documented evidence of historic landslides was not found at the Site based on review of aerial photographs. Topographic elevations within the site and surrounding area indicate that the site is relatively flat, therefore landslide is not anticipated.

- Historic High Groundwater – Historically shallowest groundwater contours are not reported within the Site in the CGS SHZR 09.
- Flood Mapping - According to the City's General Plan, the Site is not within a 100-Year or 500-Year Flood Plain Area, however a north-south trending Dam/Reservoir Failure Inundation Pathway is located along the Site B and eastern limit of the Hotel Area of the Site. Based on Federal Emergency Management Agency's (FEMA) 'Flood Insurance Rate Map (FIRM) Number 06059C0042J', dated 3 December 2009, the Site is in Zone X. Zone X is defined by FEMA as an area determined to be outside the 0.2 percent annual chance floodplain (500-yr flood). No base flood elevations have been determined for this zone.
- Tsunami and Seiche – A tsunami is a long high sea wave caused by an earthquake, submarine landslide, or other disturbance. A seiche is oscillation of surface water in an enclosed or semi-enclosed basin such as a lake, bay, or harbor. The Site is not located near a coastline or an enclosed body of water; therefore, potential for a tsunami or seiche to affect the Site is minimal.
- Oil Fields - Land subsidence may be induced from withdrawal of oil, gas, or water from wells. Based on a search of the Division of Oil, Gas & Geothermal Resources (DOGGR) Well Finder online tool, and the City of Brea General Plan, the Site is not within a State-designated Oil Field. In addition, no active oil, gas, or geothermal wells are identified within the Site. Based on our review of the available information from DOGGR, the likelihood of land subsidence due to oil, gas, or water withdrawal from oil wells is low and need not be considered in design.

3.3 Aerial Photograph Review

Aerial photographs, some stereographically paired, containing the Site and taken between 1952 and 1999 were reviewed to identify discernable phases of development and geologic features within the Site and the immediate vicinity of the Site. Our interpretation of the photographs indicates the four development areas within the Site have undergone various periods of development. Each development area is discussed separately below. Refer to Figures 3 and 4 for historic site features.

Site A was partially developed as early as 1952. In 1952, the western portion of this development area was graded and developed with a rectangular-shaped building; the eastern portion was natural with hummocky topography and a narrow, semi-linear, northwest-southeast trending channel and at lower in elevation than the western portion. The widest portion of the channel within this development area was present along the western limit of present-day State College Boulevard. The western portion of this area was developed with additional buildings, sheds, and an agricultural field between 1952 and 1983. A majority of the structures and sheds were removed from the western portion, the western portion was paved, and the eastern portion was graded to be at or near current site grade sometime between 1983 and 1986. Additional areas within Site A were paved between 1986 and 1990 and again between 1992

and 1995. Current on-site conditions within this development area are similar to those observed photographed in 1999.

Site B was undeveloped with a curvilinear, northwest-southeast trending incised channel lined by scattered vegetation with grade sloping generally eastward until at least 1983; the widest portion of the channel within this development area was located along the western limit of present-day State College Boulevard; ponded water was observed in the channel, adjacent to State College Boulevard in 1981. Sometime between 1983 and 1986, the grade within this development area changed to be at or near current site grade. Between 1997 and 1999 the western portion of this development area was developed with a baseball field.

The Hotel Area was undeveloped with hummocky topography and a curvilinear, northwest-southeast trending incised channel until sometime between 1967 and 1970. Between 1967 and 1970, a parking area, vegetation, and various rectangular-shaped buildings and sheds were constructed within this development area. The structures and sheds were removed sometime between 1980 and 1981 and the area was redeveloped between 1983 and 1986 with the current on-site restaurant in the southwest corner and part of the current paved parking area; the central portion of the current parking area remained unpaved in the most recent reviewed photographs (1999).

The Existing Parking Structure parking was constructed on the parcel between 1986 and 1990 along with a second irregular-shaped, mid-rise building.

Land between Sites A and B and the Hotel Area underwent phases of development as well. State College Boulevard, north of Birch Street was constructed between 1970 and 1973 at elevation(s) higher than adjacent along the eastern limits of Sites A and B.

Topographic and/or geomorphic features indicating the presence of faulting or other geologic hazards were not observed in the aerial photographs in the immediate vicinity of the Site.

3.4 Historic Plan Review

Structural plans for the Existing Parking Structure titled "Brea Place", dated 11 August 1987, prepared by Bijan, Florian, & Associates, Inc., provided to us by Hines were reviewed for relevant geotechnical information pertaining to the site. Pertinent information related to our review of the available documents is summarized below.

The Existing Parking Structure is reportedly supported on a 4-inch thick slab-on-grade with shallow foundations consisting of spread footings at column locations, continuous footings along walls, and grade beams between select column footings. Footings were designed with an allowable bearing capacity of 3,000 pounds per square foot (psf). Column footings sizes range between 4 to 8.5 feet in width and 16 to 18 inches in thickness. Wall footing sizes range from 14 to 94 inches in width and 12 to 32 inches in thickness. All footings are embedded a minimum of 2 feet below lowest adjacent grade. Grade beams ranged in sizes range from 36 to 48 inches in width and 18 to 32 inches in thickness.

4. SUBSURFACE INVESTIGATION

4.1 Subsurface Investigation

Our field investigation consisted of drilling fifteen (15) borings, identified as LB-1 through LB-12 and LP-1 through LP-3, to depths ranging from approximately 10 to 75 feet below ground surface (bgs). Refer to Figure 5 for approximate boring locations. Prior to drilling, the boreholes were located in the field by a Langan field engineer. Underground Service Alert of Southern California (DigAlert) was contacted to locate and mark out known utilities within the public right-of-way. In addition, a private utility locating subcontractor performed a subsurface utility check at the boring locations to confirm the locations were clear of subsurface obstructions or utilities.

The borings were drilled between 26 February 2015 and 2 March 2015 by Martini Drilling under the full-time engineering observation of a Langan field engineer. Borings LB-6, LB-7, LB-9, LB-10, and LP-3 were backfilled and tamped with drill cuttings. Borings LB-1 through LB-5, LB-11, LB-12, LP-1, and LP-2 were backfilled and tamped with drill cuttings and surface patched with asphalt. Borings LB-3 and LB-8 were backfilled with cement grout. Upon completion excess drill cuttings were spread throughout in landscaped areas within the limits of the Site.

A truck-mounted drill rig and hollow stem augers were used to advance the borings using conventional soil drilling and sampling techniques.

Standard Penetration Tests (SPT)[1] and split spoon sampling were generally performed semi-continuously to a depth of about 10 feet and at 5 foot intervals thereafter. SPT's were performed in accordance with ASTM D1586. SPT N-Values were recorded to identify the relative density and stiffness of the granular and cohesive soils. California ring samples were taken at select locations using a 3.0-inch-outer-diameter split barrel California sampler lined with 2.42-inch-inner-diameter brass rings in accordance with ASTM D3550. Soil samples were visually examined and classified in the field in accordance with the Unified Soil Classification System (USCS). Copies of the boring logs are included in Appendix B.

4.2 Percolation Testing

Percolation tests were performed in borings LP-1 and LP-2 at 11.5 feet bgs and in boring LP-3 at 16.5 feet bgs. The percolation tests were performed in general accordance with the methods presented in the Orange County Public Works "Exhibit 7.III Technical Guidance Document (TGD) for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs)" dated 20 December 2013 for cities within the Santa Ana Regional Water Quality Control Board region which includes the City of Brea. Prior to performing the percolation tests, the borings were drilled to the test depth, a 2-inch diameter perforated polyvinyl chloride (PVC) pipe was placed as casing and the augers were slowly removed. Approximately 2 inches of gravel was poured into the bottom of the borehole. The percolation testing procedures are summarized below:

[1]The Standard Penetration Test is a measure of the soil density and consistency. The SPT N-value is defined as the number of blows required to drive a 2-inch outer diameter split-barrel sampler 12-inches, after an initial penetration of 6-inches, using a 140-pound automatic, safety, or donut hammer free falling of a height of 30-inches.

- The percolation test casing holes were filled with water to approximately 5 feet below existing grade and presoaked for 2 hours.
- After two consecutive measurements indicated that 6 inches of water seeped away in less than 25 minutes, confirming the presence of sandy soils within the approximate 5 foot thick test zone, the tests were performed for an hour with water level measurements obtained every 10 minutes.

The percolation test results are included in Appendix C.

4.3 Laboratory Testing

Soil samples obtained from the geotechnical borings were visually examined in the field, and classifications were confirmed by re-examination in our office. A laboratory test program was performed on select soil samples and included the following tests:

- Atterberg Limit – ASTM D4318
- Direct Shear – ASTM D3080
- Consolidation – ASTM D2435
- Sieve Analyses – ASTM D422
- Finer than No. 200 Sieve Analyses – ASTM D1140
- Expansion Index – ASTM D4829
- Sulfate Content – CTM 417
- Electrical Resistivity – CTM 643
- Chloride Content – CTM 422
- Soil pH – CTM 643R-Value – ASTM D2844

Laboratory test results are included in Appendix D.

5. SUBSURFACE CONDITIONS

Details regarding the subsurface materials encountered are presented in the boring logs included in Appendix B. In general, subsurface conditions within the site consist of Old Alluvial-Fan deposits (Qof). Generalized subsurface cross-sections are presented in Figures 6 and 7. The photo aerial review show some old channels and also the roads were higher at some point therefore some fill might have been placed in some areas. Even though fill soil was not encountered on the borings it is likely that shallow fill will be encountered in areas of previous channels and structures. Our interpretation of the subsurface conditions based in the borings at each site location is summarized below.

- Old Alluvial-Fan Deposits (Qof) – In general, beneath the asphalt paving and surficial soils, the site is underlain by three (3) interbedded layers of Old Alluvial-Fan deposits, generally consisting of medium dense to dense clayey sand, silty sand, and sand with trace amounts of silt and clay; and stiff to hard sandy clay.
    - The upper 10 feet layer consists of clayey sand, and sandy clay with SPT N-values typically ranging from 26 to 35 blows/foot. Laboratory testing of selected samples measured fines content of 42 percent for a clayey sand and 53 percent for sandy clay. Liquid limit and plasticity indices of a sandy clay were measured to be 28 and 10 percent. Expansion index testing of clayey sand within the upper 5 feet measured an Expansion Index (EI) of 37. Direct shear laboratory testing of one (1) sample measured peak and ultimate cohesion values to be 400 and 200 psf respectively; and peak and ultimate friction angles to be 39 and 34 degrees respectively.

- The middle layer from approximately 10 to 20 feet consists of silty sand and sand with SPT N-Values typically ranging from 26 to 32 blows/foot, and clayey sand and sandy clay typically ranging from 10 to 20 blows/foot. Laboratory testing of selected samples measured fines content ranging of 31 to 33 for clayey and silty sand, 59 to 78 percent for sandy clay, and 5 percent for sand. Liquid limit of sandy clay ranges from 30 to 50 percent and plasticity indices ranges from 15 to 30 percent. Direct shear laboratory testing of one (1) sample measured peak and ultimate cohesion values to be 1100 and 100 psf respectively; and peak and ultimate friction angles to be 34 and 31 degrees respectively. Pocket penetrometer testing of select California ring samples within sandy clay soils measured unconfined compressive strengths value of 4.5 tons per square foot (tsf).
- The deeper layer from approximately 20 to 75 feet consist silty sand and sand with SPT N-Values typically ranging from 25 to 50 blows/foot, and clay sand and sandy clay with SPT N-values typically ranging from 13 to 25 blows/foot. Isolated SPT N-values greater than 50 blows/foot were observed at various depths within the clayey sand, silty sand, sand, and sandy clay layers. Laboratory testing of selected sample measured fine content of 4 percent for sand. Pocket penetrometer testing of select California ring sample within the clay soils measured unconfined compressive strengths ranging of 1.75 tons per square foot.

- Groundwater – Groundwater was not encountered within the maximum 75 foot depth explored during our investigation. Damp soil was encountered in borings LB-3, LB-5, LB-8, and LB-11 between 45 to 60 ft bgs. Soil samples above 45 ft and below 60 ft bgs were slightly moist to moist. Based on the CGS SHZR 09, no historical high ground water level at the Site has been reported.

6. GEOTECHNICAL EVALUATION AND DESIGN RECOMMENDATIONS

6.1 Seismic Design Parameters and Hazard Evaluation

We understand the project's seismic structural design will be in accordance with the 2013 California Building Code and ASCE 7-10. Based on the available subsurface information, and in accordance with the seismic provisions of these codes, the following parameters are recommended for preliminary seismic design:

- Mapped Spectral Accelerations S_s and S_1 of 2.067g and 0.760g, respectively.
- Site Class D
- Site Coefficients F_A and F_V of 1.0 and 1.5, respectively.
- Risk-Targeted Maximum Considered Earthquake (MCE_R) spectral response acceleration parameters at short periods, S_{MS}, and at one-second period, S_{M1}, of 2.067g and 1.140g, respectively.
- Design Earthquake (DE) spectral response acceleration parameters at short period, S_{DS}, and at one-second period, S_{D1}, of 1.378g and 0.760g, respectively.
- MCE_R Geometric Mean Peak Ground Acceleration PGA_m of 0.801g.

Based on deaggregation of the probabilistic seismic hazard spectrum from the United States Geological Survey (USGS) 2008 Hazard Maps, the mean and modal earthquake for the 2 percent probability of exceedance in 50 year event is a 6.77M and 6.99M, respectively.

6.2 Foundation Design

Based on the borings drilled at the site to date, subsurface material below the proposed foundation elevations generally consist of Old Alluvial-Fan deposits, which are generally suitable for support for the proposed structures. We are providing recommendations for shallow foundation including spread footing and mat foundation. For structures with higher column loads we are providing recommendations for ground improvement to increase soil bearing capacity, and also deep foundation recommendations. For the parking structure expansion we are providing shallow foundation or micropiles.

6.2.1 Shallow Foundation

The proposed new structures can be supported on spread footings using an allowable bearing capacity of 3,000 psf, bearing on Old Alluvial-Fan deposits or engineered fill. If uncontrolled fill is encountered at or below the bearing footing level, the uncontrolled fill should be removed and replaced with engineered fill or the footing should be deepen to bear on Old Alluvial-fan deposit. The allowable bearing capacity may be increased by one-third for transient loads, such as seismic and wind. Footings should be a minimum of 18-inches in width and embedded a minimum of 24-inches below the surrounding grade. Footing settlements of less than 1-inch and differential settlements of less than ½-inch over 60 feet are anticipated with foundations bearing on appropriately prepared subgrade. An inch or less of seismically-induced settlement is anticipated under dry dynamic loading conditions, under the MCE_R level of ground shaking.

Footing excavation should be performed using a backhoe bucket fitted with a smooth steel plate welded across the bucket teeth to minimize disturbance during excavation and to provide a smooth bearing surface.

The foundation bearing level excavation subgrades should be firm and unyielding, inspected and approved by a qualified Geotechnical Engineer prior to steel placement and concrete placement.

Foundations should be constructed as soon as possible following subgrade approval. The contractor shall be responsible for maintaining the subgrade in its as approved condition (i.e. free of water, debris, etc.) until the footing is constructed.

- Lateral Resistance – Lateral resistance along the base of footings can be computed using a preliminary coefficient of 0.30. If the sliding resistance calculated using the above coefficient of friction is deemed insufficient, shear keys can be provided in the bearing material to provide supplemental sliding resistance. Should additional lateral resistance be required, we should be notified so we can perform additional analyses and develop supplemental recommendations to resist the intended loads.
- Adjacent Foundations – Surcharge loading from adjacent foundations should be considered where the adjacent foundations are supported on soil above a 1H:1V

theoretical influence line projecting upwards from base of the lowest proposed foundation.

6.2.2 Mat Foundations

As an alternative to spread footings, new structures may be supported on a mat foundation bearing on the Old Alluvial-Fan Deposits after performing the subgrade preparation work subsequently discussed herein. Mat foundations can be designed using a preliminary allowable bearing pressure of 3,000 psf, and designed with a preliminary modulus of subgrade reaction, K, equal to 90 pounds per cubic inch (pci).

The modulus of subgrade reaction should be adjusted based on the size of the mat using the following equation: $K' = K*[(B+1)/2B]^2$ where B = width of the mat, and K' = design subgrade modulus of a mat.

The allowable bearing capacity for mat foundations can be increased by 1/3 for temporary transient loading, such as earthquake or wind.

Mat settlements are anticipated to be less than 2 inches with differential settlements less than ½ inch over 50 feet. An inch or less of seismically-induced settlement is anticipated under dry dynamic loading conditions.

6.2.3 Deep Foundations

As an alternative to shallow foundations, structures with higher column loads could be supported on drilled deep foundations. This could include Cast-in-Drilled-Hole (CIDH), Augered Cast-in-Place (ACIP) and augered pressure-grouted displacement (AGPD) or drilled displacement piles.

- Conventional drilled deep foundation systems installed in Southern California include CIDH piles that typically range in diameter from about 24 to 36 inches depending on the required loading and ground conditions. Based on our preliminary analysis, we anticipate that 24 to 36 inches pile could support an allowable loads of 350 to 500 kips in compression. Piles should be spaced center-to-center a minimum of 3 times the pile diameter. If piles are spaced closer than 3 diameters, the design load would need to be reduced due to group effects. Additional evaluation of pile capacities, and minimum pile concrete and reinforcing, including lateral and uplift pile analysis should be performed as part of the final design geotechnical report based on final structural loads provided by the Structural Engineer.

  Although less conventional, augured pressure grouted cast-in-place (ACIP) and augured pressure grouted displacement (APGD) pile foundation systems have also been used in the Southern California area. Such piles typically range in diameter from about 16 to 18 inches, and could possibly be designed for allowable loads ranging from about 100 to 150 kips per pile depending on final length, diameter, grout strength and steel reinforcing.

  Regardless of the drilled deep foundation type chosen, it will be necessary to perform a pre-construction test pile and pile load test program to verify the pile element's geotechnical and structural capacities, as well as the contractor construction means and

methods required to provide suitable piles on a production basis. Additional load test recommendations are provided in section 6.2.6.

- Pile Foundation Settlement – Preliminary total settlement estimates for CIDH piles are anticipated to be less than 1 inch. If different foundation systems are used then isolating joints may be required to accommodate differential settlements. Langan can provide an estimate of differential settlement when the design loads are finalized.
- Additional Considerations – Pile capacities of the individual piles should be reduced to account for load influence of the proposed adjacent foundations. When column loads within the proposed structures have been finalized, Langan can provide additional calculations to determine the design capacity reductions.

6.2.4 Shallow Foundation on Improved Soil

If higher bearing pressures are required for shallow foundations, improvement of the soil may be used on the upper 20 feet. The allowable bearing capacity will be a function of the type of ground improvement performed, however, at this time we estimate preliminary allowable bearing capacities between 4,000 and 8,000 psf are achievable at this site for shallow foundations on improved ground. Bearing capacities provided herein should be confirmed after final selection of the ground improvement method.

Ground improvement could consist of systems such as rammed aggregate piers or soil mixing/drilled cement grouted elements.

Static and dynamic settlements of less than 1 inch and differential settlements of less than ½-inch over 60 feet are anticipated with foundations bearing on improved ground. The estimated static settlements should be confirmed by the ground improvement design-build contractors, as discussed below.

An ultimate coefficient of sliding equal to 0.35 can be used for footings bearing upon ground improvement. The use of sliding resistance, full or partial passive resistance in combination or sliding resistance alone should be based upon the conditions at each respective footing location and the permissible levels of footing movement or deflection. The use of full passive pressure should be used with caution as significant wall movements are necessary to mobilize the full passive resisting force.

- Rammed Aggregate Piers - Rammed aggregate piers (RAPs) or controlled low-strength material (CLSM) columns improve the existing soil by replacing a portion of it with compacted gravel and CLSM, respectively. RAPs and CLSM columns are constructed by drilling 30 to 36-inch-diameter shafts and backfilling the shafts with compacted aggregate and CLSM, respectively. The depth of the RAPs and CLSM columns is based on the thickness of the loose material. The aggregate for the RAPs is compacted in 12-inch lifts using a hydraulic tamper attached to an excavator. The bottom of the CLSM column is compacted with a hydraulic tamper before the column is filled with CLSM. The purpose of the RAPs and CLSM columns is to reduce settlement potential and increase allowable bearing capacities (thus reducing footing size) by strengthening the soil matrix.
- Soil Mixing – Soil mixing involves advancing a hollow shaft with mixing paddles and/or a section of auger into the soil. As the hollow auger is advanced, cement grout is pumped through the hollow stem auger and discharged laterally at the lower portion of

the auger where it is mixed with the native soil. When the desired depth is reached, the hollow stem auger is withdrawn while maintaining or increasing the rotational speed of the auger. The resulting columns of native soil and cement grout cure over time to the required design strength. In addition, steel rebar can also be installed to provide uplift capacities.

The effects of ground improvement on any nearby public subsurface utilities and buildings within 30 feet of the site should be evaluated by the specialty contractor to determine if these potential effects are acceptable to the owners of the buildings and public subsurface utilities.

If ground improvement is selected, a pilot program should be performed to confirm the strength and deformation characteristic of the improved soil.

6.2.5 Foundations at Existing Parking Structure

The parking structure will increase loads on existing footings which will require increasing the size of existing footings or increase capacities with new elements such as micropiles. The allowable bearing capacity spread footings is 3,000 psf. The allowable bearing capacity may be increased by one-third for transient loads, such as seismic and wind. Footings should be a minimum of 18-inches in width and embedded a minimum of 24-inches below the surrounding grade. Footing settlements of less than 1-inch and differential settlements of less than ½-inch over 60 feet are anticipated with foundations bearing on appropriately prepared subgrade. An inch or less of seismically-induced settlement is anticipated under dry dynamic loading conditions.

Conventional micropiles typically range in diameter from about 6 to 12 inches. Micropiles may be preliminarily designed with an allowable side shear resistance of 1,400 psf for compression and an allowable side shear resistance of 1,000 psf for tension assuming the piles are post grouted. Side shear resistance of the upper 5 feet of material should be considered negligible. An increase of 33 percent can be used for temporary or transient loading. Allowable side shear values should be verified by test piles and a pile load test program as described below. Based on our preliminary analysis, we anticipate an 8-inch-diameter by 45 foot long micropile could support an allowable load of 125 kips in compression and 90 kips in tension.

Micropiles should be spaced center-to-center a minimum of 3 pile diameters or 4 feet whichever is greater. If piles are closer, the allowable side shear should be reduced due to group effects.

Preliminary settlement estimates are anticipated to be less than 1 inch for columns supported on micropiles. Differential settlements between micropiles are anticipated to be less than ½ inch over 60 feet.

A micropile load test program is recommended to verify capacities as recommended in the following section 6.2.6.

6.2.6 Pile Load Testing

A pre-construction test pile and pile load test program is recommended to verify the drilled pile and/or micropile (recommendations in section 6.6) element's geotechnical and structural capacities, based on the contractor's construction means and methods.

A full-scale static axial load test program should be developed and performed, in accordance with the 2013 California Building Code (2013 CBC), under full-time observation of a Geotechnical Engineer to verify the compression and tension capacities of the micropiles and/or drilled piles. Load tests shall be performed in accordance with ASTM D1143 (compression), ASTM D3689 (tension), and the 2013 CBC. If the piles are being relied upon for lateral load, then a lateral load test may also be required.

At this time, we recommend a minimum of two (2) test piles; one (1) compression load test and one (1) tension load test for each type of deep foundation element. The test pile program should be performed prior to the installation of production piles to confirm that the installation and grouting or concreting techniques are suitable to achieve the required side shear resistance. The test piles should be loaded to a proof load up to two (2) times the Design Load. The test pile should be instrumented with strain gauges at multiple depths to determine load transfer versus depth within the pile, for evaluating pile settlements.

The micropile and/or drilled pile depth may be modified based on the test results. Additional load tests may be required based on the test results, prior to the installation of production piles.

6.3 Expansive Soil Considerations

Expansive soils swell or shrink when the moisture content of the soil changes. A soil's moisture content can change through cyclic wet/dry weather cycles, installation of irrigation systems, change in landscape plantings, and changes in site grading. Leaking utilities can also drastically change soil moisture content. Swelling soils can result in differential movement of structures including slab heave and cracking, differential movement of foundations, and cracking of pavements and sidewalks. Methods commonly used to reduce the effects of expansive soils include controlling the moisture content of the soils prior to placement of surface finishes, use of impermeable barriers around foundations, confinement of expansive soils through the use of non-expansive soil caps, and chemical stabilization.

Potentially expansive soils are defined by the CBC 2013 as soils with expansion indices (EI) of greater than 20. Expansion index testing of the near surface material indicates the soil exhibits a "low" expansion potential (EI of 37).

The site should be designed to promote positive drainage away from the building footprints and landscaping should consist of mainly drought tolerant native planting that requires limited irrigation. Confirmatory expansion index testing should be performed on the actual subgrade material during grading.

If the site experiences large seasonal changes in soil moisture, construction should be scheduled during or immediately after a prolonged rainy period where there is less potential volume change.

6.4 Floor Slabs

We anticipate the lowest proposed floor slab can be designed as a slab-on-grade bearing on an adequately prepared subgrade subsequently discussed herein. We recommend that slabs be designed in accordance with the 2013 California Building Code using the following recommendations:.

- Subgrade modulus, k, equal to 120 pounds per cubic inch (pci),
- 4 inch minimum thickness,
- Presaturation of 100 percent of the optimum moisture to a depth of 12 inches prior to placement of concrete. Pre-saturation should be confirmed via moisture testing by a full-time Geotechnical Engineer.
- At the most sensitive floor areas, a moisture barrier between the base course and concrete floor slab consisting of 4 inches of clean sand with 6-mil polyethylene capillary break shall be placed mid-height and with joints lapped not less than 6 inches, and
- Steel reinforcing should be designed by the project's Structural Engineer and sufficient enough to meet shrinkage reinforcement limits.

If pile footings are used, structural supported floor slabs should be considered to reduce the potential of differential settlement between slabs and pile caps.

6.5 Below Grade Walls

Below-grade walls are presumed to be restrained and should be designed to resist soil and surcharge pressures as described below. Langan should be notified in order to provide additional below-grade wall design parameters.

Below-grade walls with retained soil greater than 6 feet in height can be designed using the following parameters:

- Soil Unit Weight – 120 pcf
- Internal Angle of Friction – 34 degrees
- Cohesion – 200 psf
- Coefficient of Sliding Friction – 0.30
- At-Rest Earth Pressure – 70 psf/foot
- Active Earth Pressure – 40 psf/foot
- Passive Earth Pressure – 250 psf/foot (do not consider passive resistance for the top 3 feet of soil)
- A minimum surcharge pressure of 100 psf/foot should be used for street and walkway loading for the upper 10 feet. Lateral loads from adjacent structures, sidewalks, passageways, and other uniform surcharges, such as construction materials and equipment, on the wall backfill may be considered to impart ½ of the surcharge for restrained walls.
- The seismic force increment may be considered to act as a triangular distribution pressure equal to 28 psf/foot. The seismic increment should be added to the active (unrestrained) lateral earth pressures when considered for below grade walls.

The above values assume backfill material behind the walls will consist of properly compacted fill comprised of excavated on-site soils including clayey sands, silty sands, and sandy clays. Recommendations for fill placement and compaction as presented herein. If conditions other than those discussed herein are anticipated, the lateral earth pressures should be provided on an individual basis by the Geotechnical Engineer.

Groundwater was not observed or encountered on site in the areas explored; however, to avoid any undesired vapor accumulation behind below grade walls, prefabricated drainage panels (such as MiraDrain, or equivalent) are recommended to be placed in uniformly spaced strips behind the walls; for typical 4 foot wide drainage panel rolls, we recommend a 4 foot edge-to-edge spacing. The strips should be connected to a drainage system.

If trees or vegetation are to be planted within 30 feet of the retaining walls, the client should consult with their landscape architect to discuss landscaping alternatives which will not impact the adjacent wall foundations.

6.6 Preliminary Pavement Sections

The appropriate pavement section depends on the type and strength of subgrade soil, traffic load, and planned pavement life. Recommendations provided herein are in accordance with the 2014 California Department of Transportation Highway Design Manual. Traffic indices were assumed based on similar projects. A pavement design life of 20 years was assumed. Preliminary flexible pavement sections for parking areas and have been developed with the parameters summarized on the following table.

Pavement Area	Traffic Index	R-value	Asphalt Concrete Thickness	Class 2 Aggregate Base Thickness
Parking Areas and Roads	5.0	25	3-inches	8-inches
Truck Access Roads	8.0	25	5-inches	13-inches

Pavements are presumed to be underlain by subgrade soils consisting of suitable fill material or approved native soils. The subgrade should be moisture conditioned to within 2 percent of optimum moisture content, and compacted to a minimum of 95 percent of the laboratory maximum dry density, as determined by ASTM D1557 (Modified Proctor), within the upper 24 inches. Aggregate base should be moisture conditioned to within 2 percent of optimum moisture content compacted to a minimum of 95 percent of the laboratory maximum dry density, as determined by ASTM D1557 (Modified Proctor).

Final structural pavement section design should be based on the traffic indices provided by the project traffic engineer and the R-value test results of the subgrade soils upon completion of site grading.

6.7 Corrosion Considerations

Chemical analyses performed on selected samples obtained from the borings for this study and prior studies are summarized below.

Sample	Material	Depth (feet)	Resistivity (ohm-cm)	pH	Soluble Sulfate (ppm)	Chloride (ppm)
LB-1/B-1 & LB-6/B-1	Clayey Sand	0-5	1400	7.5	247	158

Based on the minimum resistivity, pH, sulfate and chloride contents, the upper approximately 5 feet of soil at this Site is considered non-corrosive to concrete (Caltrans 2012). A copy of the corrosion results is provided in Appendix C.

6.8 Site Infiltration

Based on the results of the percolation tests, the infiltration rate of the soils at the locations tested is summarized in the table below.

Boring ID	Test Depth (feet)	Soil Type	Infiltration Rate (inches/hour)
LP-1	11.5	SC-SM/SM	0.40
LP-2	11.5	SM-SC/CL	0.51
LP-3	16.5	CL	0.16

7. CONSTRUCTION CONSIDERATIONS

7.1 Excavation and Grading

Prior to commencement of excavation and grading, a meeting should be held at the Site with the owner, city inspector, excavation/grading contractor, civil engineer, and geotechnical consultant to discuss the work schedule and geotechnical aspects of grading.

All vegetation and deleterious materials should be removed from the areas to be graded prior to initiation of grading operations and disposed of off-site.

Any foundation remnants associated with former site structures encountered within excavations should be fully removed, and any void spaces that may be created should be backfilled with approved compacted structural fill.

Any environmentally unsuitable soils encountered during the excavation process should be properly disposed of off-site in accordance with all state and local regulations.

7.2 Subgrade Preparation

Following excavation to the required subgrade depth, foundation subgrades should be level and proof-rolled using an approved compactor such as a 5 ton (static drum weight) roller compactor, or equivalent. In areas where the aforementioned roller cannot access, the subgrade should be proof-rolled using an approved compactor such as a 2 ton (static drum weight) dual drum walk-behind roller, or equivalent, at least 15 overlapping passes. Any soft, loose, or unsuitable soils identified by the inspecting Geotechnical Engineer during proof-rolling should be removed and replaced with approved compacted fill.

The subgrade should be observed and approved by a qualified Geotechnical Engineer prior to steel or concrete placement.

7.3 Fill Material and Compaction Criteria

Fill material (imported or re-used) should be free of organic, and other deleterious materials and have a maximum particle size no greater than 3 inches. Imported fill should contain no more than 12 percent passing the no. 200 sieve by dry weight and have a plasticity index less than 7. Grain size distributions, Atterberg Limits, maximum dry density, and optimum water content determinations should be made on representative samples of the proposed fill material.

Structural backfill behind below-grade walls should be placed in uniform lifts (maximum 12-inches thick) and compacted to at least 90 percent of its maximum dry density at a moisture content within two (2) to three (3) percent of optimum moisture content, as determined by the Modified Compaction Test (ASTM D1557).

All fill placed below flatwork and any new fill beneath the building should be compacted to a minimum of 90 percent of its maximum dry density at a moisture content within two (2) to three (3) percent of optimum moisture content, as determined by the Modified Compaction Test (ASTM D1557). Fill placement should be subject to controlled full-time engineering observation and testing by the inspecting Geotechnical Engineer. Fill material should not be placed in areas where free water is standing or on surfaces which have not been approved by the inspecting Geotechnical Engineer.

7.4 Temporary Excavations

Temporary excavations are anticipated for the proposed pool/spa within Site "A" and Site "B". The Old Alluvial-Fan soils below the ground surface can be classified as Cal/OSHA Type C soils types (California Code of Regulations, Title 8 Subchapter 4). Temporary excavations will be required to facilitate the proposed below-grade excavation for the pool/spa and will need to be constructed in accordance with Cal/OSHA requirements and 2015 County of Orange Grading and Excavation Code. Temporary slopes may be excavated at a 2H:1V (horizontal to vertical). Steeper slopes with a maximum slope of 1.5H:1V (horizontal to vertical) may be excavated where acceptable by Cal/OSHA.

7.5 Site Drainage

Proper drainage should be maintained at all times. Ponding or trapping of water in localized areas can cause differing moisture levels in the subsurface soil. Drainage should be directed away from the tops of excavations and existing foundations. Erosion protection and drainage control measures should be implemented during periods of inclement weather. During rainfall events, backfill operations may need to be restricted to allow for proper moisture control during fill placement.

Groundwater was not encountered during explorations performed for this study. Shallow perched water may be encountered at the Site depending on seasonal rainfall. The Site should be graded to ensure positive drainage away from the locations of the proposed development.

7.6 Utility Support

Utilities can be supported on grade, bearing on approved native soils or compacted fill. Utility subgrade should be confirmed to be free of standing water, firm and unyielding prior to

placement of utilities. Shading material should extend at least 12 inches over the top of the pipe, unless otherwise required by the utility owner. The gradation of the proposed backfill material for use above pipe shading should be compared with the gradation of the native soils to determine if a separation fabric, such as Mirafi 140N or equivalent, is required between the two materials. Utility trench backfill should be compacted to 90 percent of the maximum dry density and moisture conditioned to within 3 percent of the optimum moisture content, as determined by ASTM Test Method D1557 (Modified Proctor compaction).

7.7 Hardscape Elements

Site pavers and walkways can be supported on compacted fill or native soils after excavating to the required subgrade level, then proof-rolled using an approved compactor such as a 5 ton (static drum weight) vibratory roller compactor, or equivalent. Any soft, loose or unsuitable soils identified by the inspecting Geotechnical Engineer during proof-rolling should be removed and replaced with approved compacted fill.

8. PROTECTION OF NEIGHBORING STRUCTURES

All new construction work should be performed so as not to adversely impact or cause loss of support to neighboring/bordering structures. Special care will be required during construction activities to ensure excessive vibrations or movements are not induced in these structures, and Site activities do not result in their loss of support or instability.

We recommend a pre-construction conditions documentation be performed to document existing conditions of the Existing Parking Structure and existing structures surrounding the proposed development areas prior to initiating construction activities for the proposed structures at the Site. At a minimum, the documentation should include video and photographic documentation of accessible and visible areas on the exterior facades of the buildings immediately bordering the Site.

Recommendations for an adjacent structure monitoring program will be developed for subsequent implementation and monitoring during construction. The structure monitoring program is anticipated to include vibration monitoring, elevation and lateral monitoring points, crack monitors and other instrumentation as deemed necessary.

9. CONSTRUCTION DOCUMENTS AND QUALITY CONTROL

During final design we should be retained to consult with the design team as geotechnical questions arise. Technical specifications and design drawings should incorporate Langan's recommendations. When authorized, Langan will assist the design team in preparing specification sections related to geotechnical issues such as earthwork, shallow foundations, and backfill. Langan should also, when authorized, review foundation drawings prepared by the Structural Engineer and grading plans prepared by the Civil Engineer, as well as Contractor submittals relating to materials and construction procedures for geotechnical work. When site grading plan and foundation loads are available, Langan should review the design information to confirm if recommendations presented herein remain valid or if a geotechnical update report is needed.

Langan has investigated and interpreted subsurface conditions within the Site and developed the foundation design recommendations contained herein, and is therefore best suited to

perform quality assurance observation and testing of geotechnical-related work during construction. This work requiring quality assurance confirmation includes, but is not limited to, earthwork, backfill, shallow foundations, ground improvement, and deep foundations. Recognizing that construction is essentially the completion of design, Langan's quality assurance observation and testing during construction is necessary to maintain our continuity of responsibility on this project.

10. OWNER AND CONTRACTOR OBLIGATIONS

The Contractor is responsible for construction quality control, which includes satisfactorily constructing the foundation system and any associated temporary works to achieve the design intent while not adversely impacting or causing loss of support to neighboring structures. Construction activities that can alter the existing ground conditions such as excavation, fill placement, foundation construction, ground improvement, etc. can also potentially induce stresses, vibrations, and movements in nearby structures and utilities, and disturb occupants of nearby structures. Contractors working at the Site must ensure that their activities will not adversely affect the performance of the structures and utilities, and will not disturb occupants of nearby structures. Contractors must also take all necessary measures to protect the existing structures during construction.

11. LIMITATIONS

The conclusions and recommendations provided in this report are based on available information from borings performed by others, and subsurface conditions inferred from a limited number of borings drilled for this study. Recommendations provided are contingent upon one another and no recommendation should be followed independent of the others.

Any proposed changes in structures or their locations should be brought to Langan's attention as soon as possible so that we can determine whether such changes affect our recommendations. Information on subsurface strata shown on the logs represents conditions encountered only at the locations indicated and at the time of investigation. If different conditions are encountered during construction, they should immediately be brought to Langan's attention for evaluation, as they may affect our recommendations.

This report has been prepared to assist the Owner, Architect, Civil Engineer, and Structural Engineer in the design process and is only applicable to the design of the specific project identified. The information in this report cannot be utilized or depended on by engineers or contractors who are involved in evaluations or designs of facilities (including underpinning, grouting, stabilization, etc.) on adjacent properties which are beyond the limits of that which is the specific subject of this report.

Environmental issues (such as potentially contaminated soil and groundwater) are outside the scope of this study and should be addressed in a separate study.

12. REFERENCES

12.1 Publications

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12.3 Aerial Photographs

Date	Index/Photo No.	Scale
02-23-1999	C-133-32-174 & -175	1"= 2,000'
10-16-1997	C119-32-46 & -47	1"= 2,000'
02-01-1995	C105-32-48	1"= 2,000'
06-09-1993	C93-16-63	1"= 2,000'
01-24-1992	C85-3-9 & -10	1"= 2,000'
06-12-1990	C84 13-23	1"= 2,400'
12-30-1986	F 116 & 117	1'= 2,800'
03-30-1983	218 6-11 & -12	1'= 2,000'
01-31-1981	211-6-6, -7, & -8	1'= 2,000'
02-25-1980	80033 19 & 20	1'= 2,000'
12-10-1978	203 6-11 & -12	1'= 2,000'
12-28-1976	181 6-8, -9, & -10	1'= 2,000'
01-13-1975	157 6-7, -8, & -9	1'= 2,000'
10-29-1973	132 6-3	1"= 2,000'
01-30-1970	60-4-106, -107, & -108	1"= 4,000'
05-01-1967	3-213, & -214	1"= 2,000'
03-25-1959	261 3-14-56, -57, & -58	1"= 1,000'
12-26-1952	AXK-5K-77, & -78	1"= 1,666'

FIGURES



NOTES:

1. BACKGROUND IMAGE OBTAINED FROM DATADOORS AERIAL IMAGERY OBTAINED 13 FEBRUARY 2015

LEGEND:

APPROXIMATE DEVELOPMENT LIMITS

500 0 250 500

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Project

MIXED-USE DEVELOPMENT, BIRCH STREET AND STATE COLLEGE BOULEVARD

BREA

ORANGE COUNTY CALIFORNIA

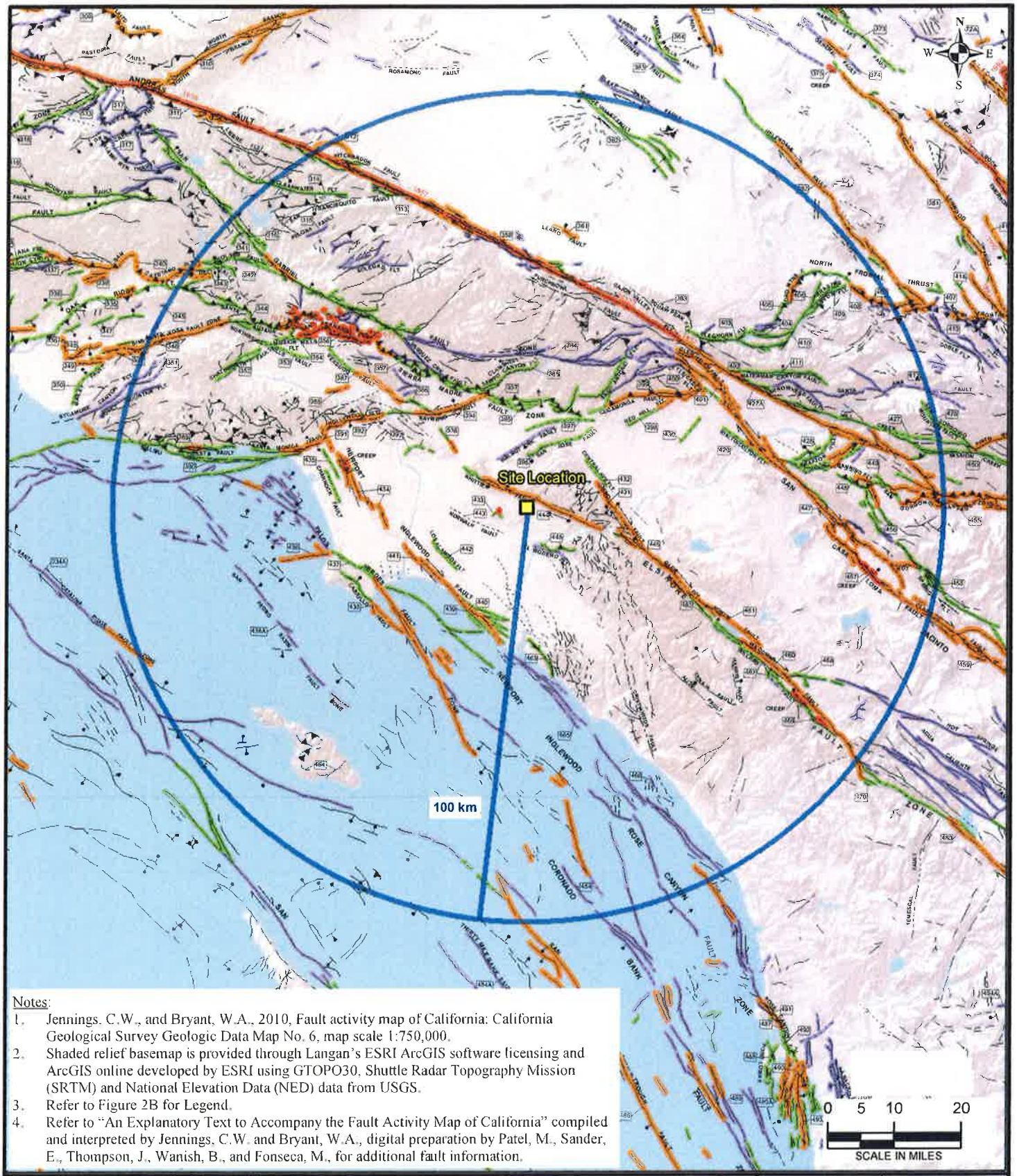
Figure Title

SITE VICINITY MAP

Project No. 700040901	Figure No. 1
Date 24 APRIL 2015	
Scale 1" = 500'	
Drawn By DS/AC	Checked By JG
Submission Date	

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Filename: \\langan.com\data\IR\data9\700040901\Cadd Data - 700040901\SheetFiles\Site Vicinity Plan.dwg Date: 4/24/2015 Time: 13:15 User: dsanchez Style Table: Langan.stb Layout: Figure 1 - Site Vicinity Map



Notes:

1. Jennings, C.W., and Bryant, W.A., 2010, Fault activity map of California: California Geological Survey Geologic Data Map No. 6, map scale 1:750,000.
2. Shaded relief basemap is provided through Langan's ESRI ArcGIS software licensing and ArcGIS online developed by ESRI using GTOPO30, Shuttle Radar Topography Mission (SRTM) and National Elevation Data (NED) data from USGS.
3. Refer to Figure 2B for Legend.
4. Refer to "An Explanatory Text to Accompany the Fault Activity Map of California" compiled and interpreted by Jennings, C.W. and Bryant, W.A., digital preparation by Patel, M., Sander, E., Thompson, J., Wanish, B., and Fonseca, M., for additional fault information.

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Figure Title
CGS FAULT ACTIVITY MAP OF CALIFORNIA

Project No. 700040901
Date 24 April 2015
Scale 1 inch=20miles
Drawn By MM

Figure 2A

© 2013 Langan

Path: \\langan.com\data\IR\data9\700040901\ArcGIS\ArcMap_Documents\CGS Fault Map.mxd Date: 4/24/2015 User: bsaylor Time: 2:29:52 PM

LEGEND:

Site Location

Fault Age

The age classifications are based on geologic evidence to determine the youngest faulted unit and the oldest unfaulted unit along each fault of fault seciton

- Historic
- Holocene
- Late Quaternary
- Quaternary
- 100 km

Pre Quaternary Faults

- fault, certain
- fault, approx. located
- fault, concealed
- thrust fault, certain
- thrust fault, approx. located
- thrust fault, approx. located, queried
- fault, certain, barball
- fault, concealed, barball
- fault, approx. located, barball

Quaternary Faults

- fault, certain
- fault, approx. located
- fault, approx. located, queried
- fault, inferred, queried
- fault, concealed
- fault, concealed, queried
- thrust fault, certain
- thrust fault, approx. located
- thrust fault, concealed
- dextral fault, certain
- dextral fault, approx. located
- dextral fault, concealed
- sinistral fault, certain
- sinistral fault, approx. located
- sinistral fault, concealed
- thrust fault, certain (2)
- thrust fault, approx. located (2)
- thrust fault, concealed (2)
- fault, solid, barball
- fault, dashed, barball
- fault, dotted, barball
- dextral fault, solid, barball
- fault, dotted, queried, ballbar
- fault, dotted, queried, ballbar (2)
- fault, solid, dip
- fault, dashed, dip
- fault, dotted, dip
- reverse fault, solid
- reverse fault, dashed
- reverse fault, dotted

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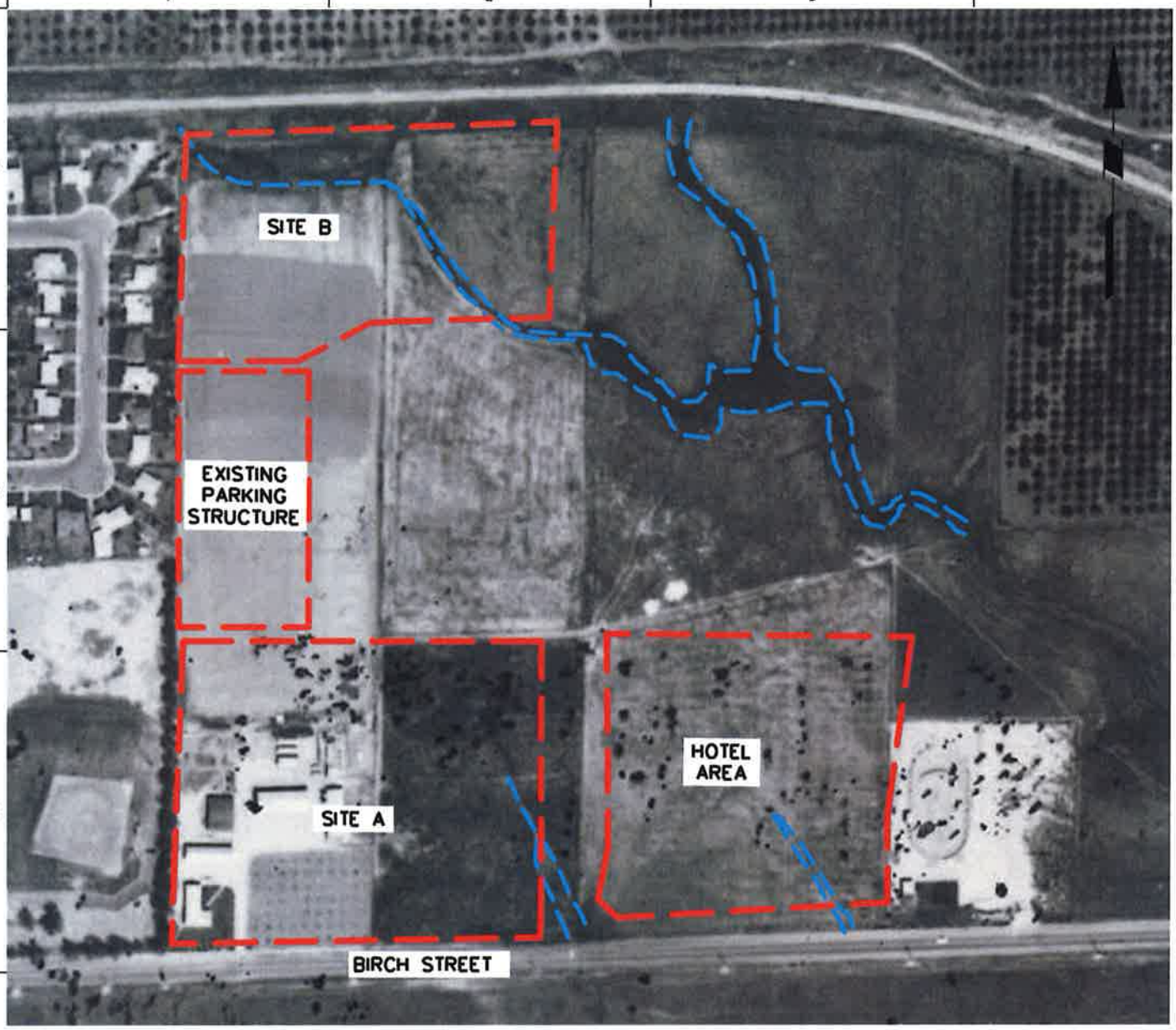
Figure Title
CGS FAULT ACTIVITY MAP OF CALIFORNIA

Project No. 700040901
Date 24 April 2015
Scale NOT TO SCALE
Drawn By MM

Figure 2B

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Path: \\langan.com\data\IR\data9\700040901\ArcGIS\ArcMap_Documents\CGS Fault Map - Legend.mxd Date: 4/24/2015 User: bsaylor Time: 2:30:28 PM



LEGEND:

APPROXIMATE DEVELOPMENT LIMITS

APPROXIMATE FORMER CHANNEL LIMITS

NOTES:

1. BACKGROUND IMAGE REFERENCED FROM AERIAL PHOTOGRAPH "261 3-14-57" DATED 25 MARCH 1959.

250 0 125 250

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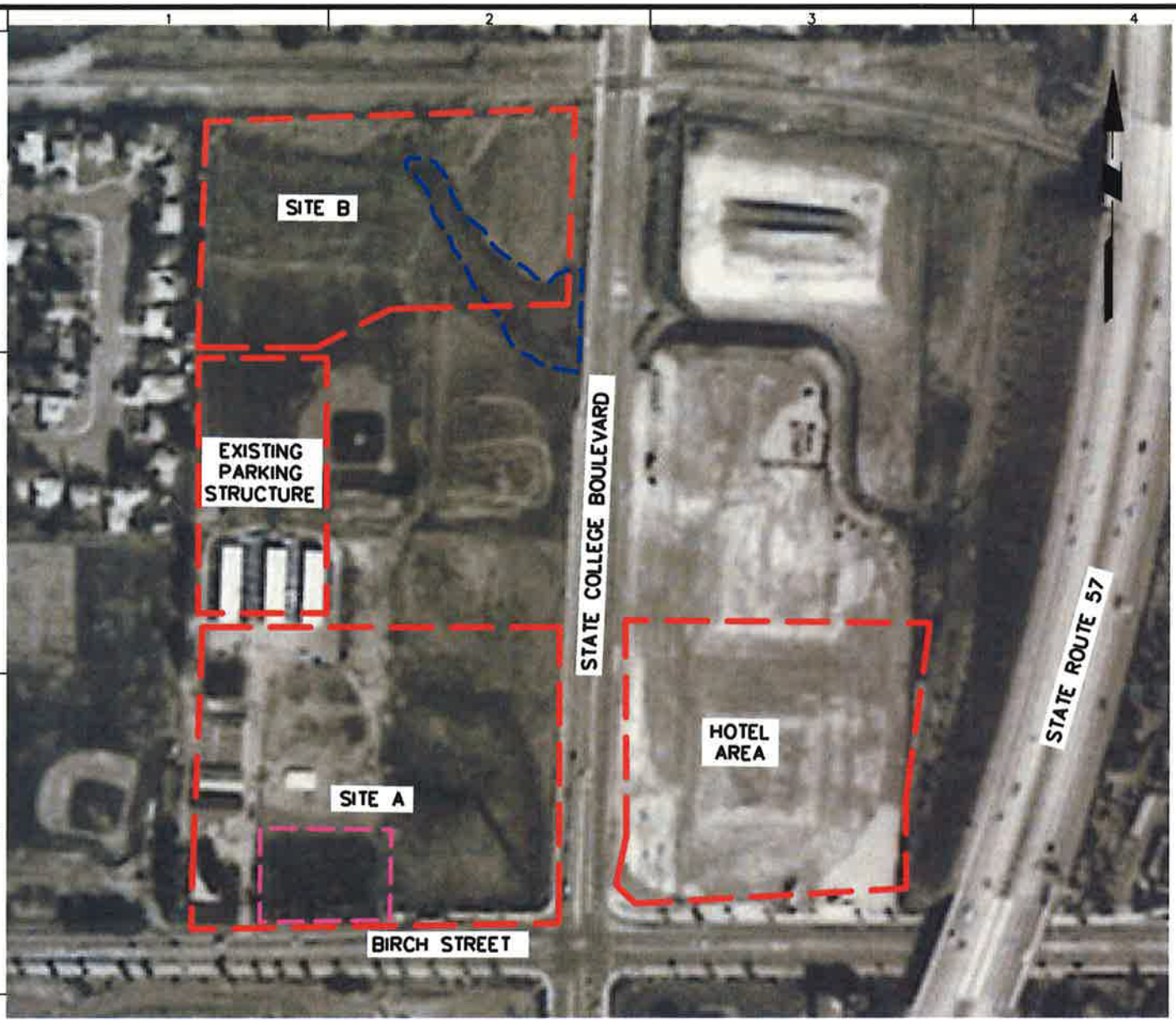
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Figure Title: HISTORICAL SITE FEATURES (1959)

Project No. 700040901	Figure No. 3
Date 24 APRIL 2015	
Scale 1" = 250'	
Drawn By DS/MM/AC / Checked By JG	
Submission Date	

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Filename: \\langan.com\data\IR\data9\700040901\Cadd Data - 700040901\SheetFiles\700040901 - Historical Site Features.dwg Date: 4/24/2015 Time: 13:15 User: dsanchez Style Table: Langan.stb Layout: Figure 3 - Historic Site Features 1959



LEGEND:

- APPROXIMATE DEVELOPMENT LIMITS
- APPROXIMATE FORMER AGRICULTURAL AREA LIMITS
- APPROXIMATE FORMER PONDED WATER LIMITS

NOTES:

1. BACKGROUND IMAGE REFERENCED FROM AERIAL PHOTOGRAPH "211 6-6" DATED 31 JANUARY 1981.

250 0 125 250

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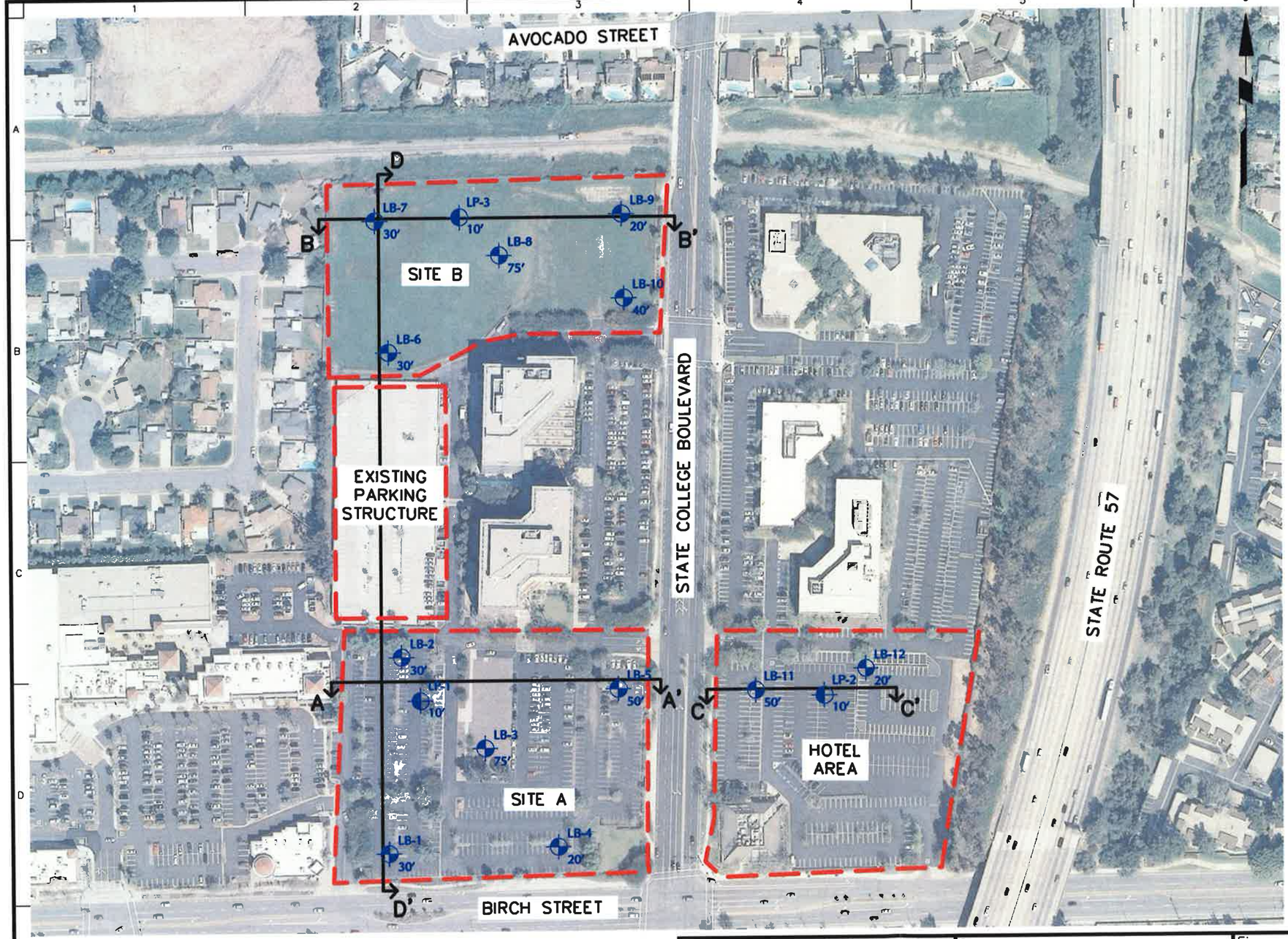
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Figure Title
HISTORICAL SITE FEATURES (1981)

Project No. 700040901	Figure No. 4
Date 24 APRIL 2015	
Scale 1" = 250'	
Drawn By DS/MM/AC / Checked By JG	
Submission Date	

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NOTES:

1. BACKGROUND IMAGE REFERENCED FROM AERIAL DATADOORS DESKTOP ON 25 NOVEMBER 2014.
2. BORING, SUBSURFACE PROFILE, AND PERCOLATION TEST LOCATIONS ARE APPROXIMATE.

LEGEND:

- APPROXIMATE DEVELOPMENT LIMITS
- LB-12 / 75' — LANGAN BORING LOCATION AND APPROXIMATE DEPTH
- LP-3 / 10' — LANGAN PERCOLATION TEST BORING LOCATION AND APPROXIMATE DEPTH
- D — D' — GENERALIZED SUBSURFACE PROFILE LOCATIONS

200 0 100 200
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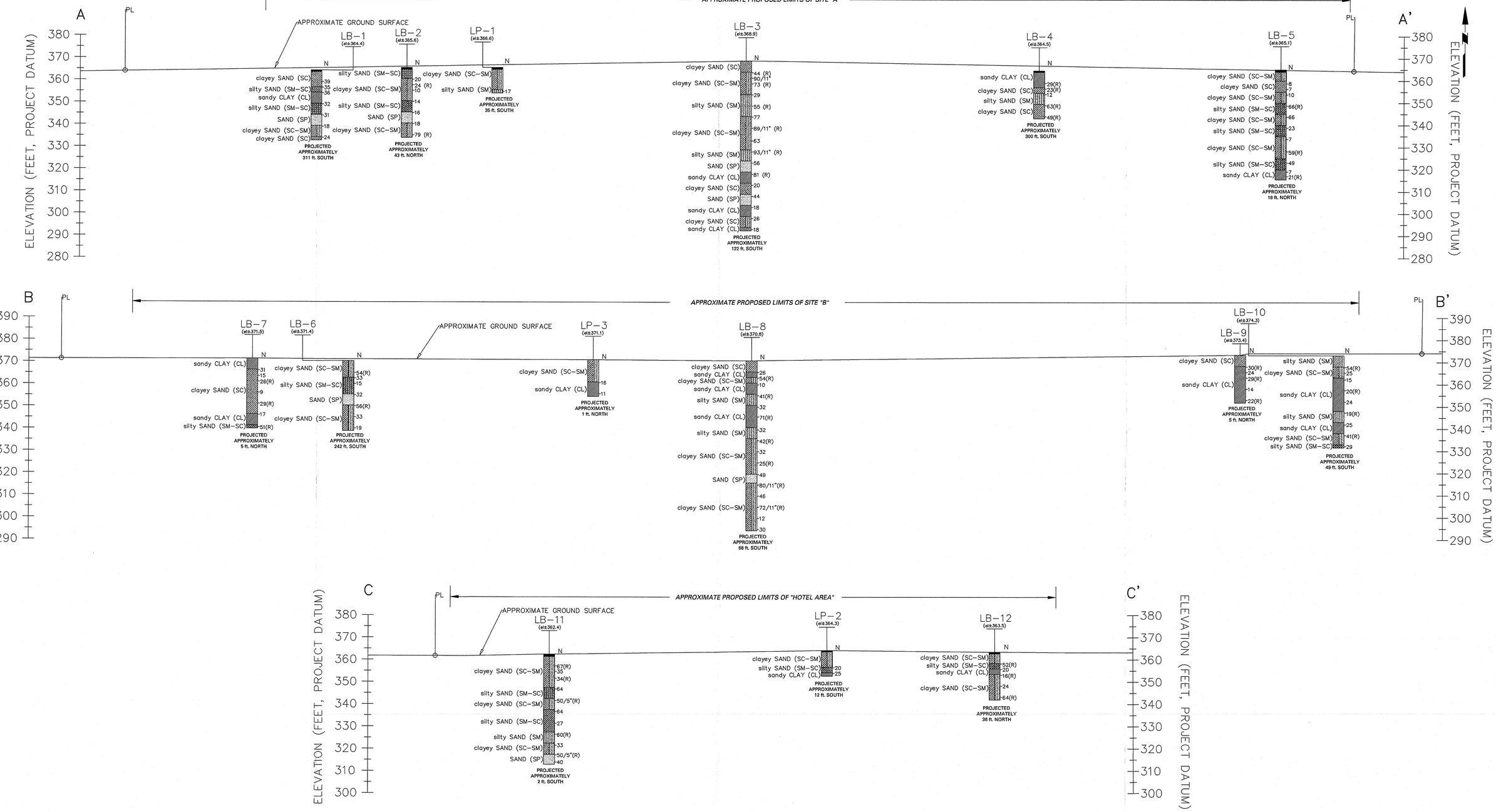
Project
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Figure Title
EXPLORATION LOCATION PLAN

Project No. 700040901	Figure No. 5
Date 24 APRIL 2015	
Scale 1" = 200'	
Drawn By DS/MM/AC / Checked By JG	
Submission Date	

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LEGEND:

LB–12 (el±371.5) N(R)

LB–12 — BOREHOLE IDENTIFICATION

(el±271.5) — INFERRED GROUND SURFACE ELEVATION (FT)

N — STANDARD PENETRATION BLOWCOUNT; NUMBER OF BLOWS OF A 140 LB AUTOMATIC HAMMER FREE FALLING 30 INCHES TO DRIVE A 2–INCH–O.D. SPLIT SPOON SAMPLER 12 INCHES AFTER 6 INCHES OF INITIAL PENETRATION

N(R) — NUMBER OF BLOWS OF A 140 LB AUTOMATIC HAMMER FREE FALLING 30 INCH TO DRIVE A 3–INCH–O.D. CALIFORNIA MODIFIED SAMPLER 12 INCHES AFTER 6 INCHES OF INITIAL PENETRATION

SAND (SP) | sandy CLAY (CL) | silty SAND (SM–SC)
silty SAND (SM) | clayey SAND (SC) | clayey SAND (SC–SM)

NOTES:

1. THE FIGURE SHOWS GENERALIZED SUBSURFACE CONDITIONS AT THE RESPECTIVE BORINGS. VARIATIONS IN CONDITIONS SHOULD BE EXPECTED BETWEEN BORINGS. FOR A DETAILED DESCRIPTION OF CONDITIONS ENCOUNTERED SEE BORING LOGS.
2. LANGAN BORINGS LB–1 THROUGH LB–12 WERE DRILLED BETWEEN 27 FEBRUARY 2015 AND 2 MARCH 2015 UNDER FULL–TIME ENGINEERING OBSERVATION BY A LANGAN FIELD ENGINEER.
3. BORING ELEVATIONS ARE APPROXIMATE AND BASED ON BASE TOPOGRAHIC CADD DRAWING TITLED "V–TP01.DWG" DATED 20 MARCH 2015 AND PROVIDED BY PSOMAS.
4. SEE FIGURE 5 FOR CROSS–SECTION LOCATIONS.

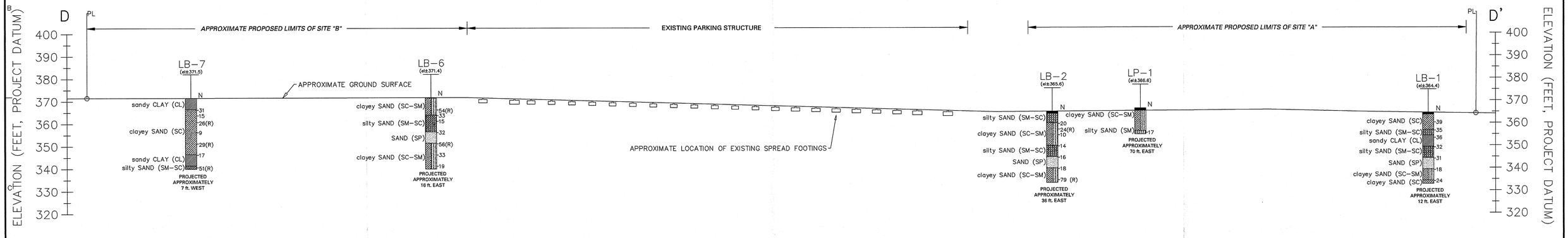
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Figure Title: GENERALIZED SUBSURFACE CONDITIONS A-A', B-B', AND C-C'

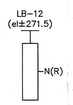
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Drawn By: MW/DS/AC / Checked By: JG	
Submission Date	

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VERTICAL SCALE: 1"=20'
HORIZONTAL SCALE: 1"=40'

LEGEND:



LB–12	BOREHOLE IDENTIFICATION
(el±271.5)	INFERRED GROUND SURFACE ELEVATION (FT)
N	STANDARD PENETRATION BLOWCOUNT; NUMBER OF BLOWS OF A 140 LB AUTOMATIC HAMMER FREE FALLING 30 INCHES TO DRIVE A 2–INCH–O.D. SPLIT SPOON SAMPLER 12 INCHES AFTER 6 INCHES OF INITIAL PENETRATION
N(R)	NUMBER OF BLOWS A 140 LB AUTOMATIC HAMMER FREE FALLING 30 INCHES TO DRIVE A 3–INCH–O.D. CALIFORNIA MODIFIED SAMPLER 12 INCHES AFTER 6 INCHES OF INITIAL PENETRATION

SAND (SP) · sandy CLAY (CL) · silty SAND (SM–SC)
silty SAND (SM) · clayey SAND (SC) · clayey SAND (SC–SM)

NOTES:

1. THE FIGURE SHOWS GENERALIZED SUBSURFACE CONDITIONS AT THE RESPECTIVE BORINGS. VARIATIONS IN CONDITIONS SHOULD BE EXPECTED BETWEEN BORINGS. FOR A DETAILED DESCRIPTION OF CONDITIONS ENCOUNTERED SEE BORING LOGS.
2. LANGAN BORINGS LB–1 THROUGH LB–12 WERE DRILLED BETWEEN 27 FEBRUARY 2015 AND 2 MARCH 2015 UNDER FULL–TIME ENGINEERING OBSERVATION BY A LANGAN FIELD ENGINEER.
3. FOOTING LOCATIONS OBTAINED FROM "PARTIAL FOUNDATION PLAN", SHEETS S–2.1 AND S–2.2, DATED 11 MARCH 1987, PREPARED BY BIJAN, FLORIAN & ASSOCIATES, INC.
4. BORING ELEVATIONS ARE APPROXIMATE AND BASED ON TOPOGRAPHIC CADD DRAWING TITLED "V–TP01.DWG" DATED 20 MARCH 2015 AND PROVIDED BY PSOMAS..
5. FOOTING LOCATIONS ARE APPROXIMATE AND BASED ON "BREA CORPORATE PLACE, PARTIAL FOUNDATION PLAN" DATED 11 AUGUST 1987, PREPARED BY BIJAN, FLORIAN, & ASSOCIATES, INC.
6. SEE FIGURE 5 FOR CROSS–SECTION LOCATIONS.

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Figure Title	GENERALIZED SUBSURFACE CONDITIONS D-D'
Project No.	700040901
Figure No.	7
Date	24 APRIL 2015
Scale	1" = 20'
Drawn By	MM/DS/AC
Checked By	JG
Submission Date	

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APPENDIX A
Earthquake Search Results

700040901-EQSearch

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*************************
*                       *
*    E Q S E A R C H    *
*                       *
*     Version 3.00      *
*                       *
*************************
```

ESTIMATION OF
PEAK ACCELERATION FROM
CALIFORNIA EARTHQUAKE CATALOGS

JOB NUMBER: 700040901

DATE: 03-30-2015

JOB NAME: Brea Mixed-Use Development

EARTHQUAKE-CATALOG-FILE NAME: C:\Program Files (x86)\EQSEARCH\February 2014 Update\ALLQUAKE.DAT

MAGNITUDE RANGE:
MINIMUM MAGNITUDE: 5.00
MAXIMUM MAGNITUDE: 9.00

SITE COORDINATES:
SITE LATITUDE: 33.9197
SITE LONGITUDE: 117.8837

SEARCH DATES:
START DATE: 1800
END DATE: 2015

SEARCH RADIUS:
62.4 mi
100.4 km

ATTENUATION RELATION: 14) Campbell & Bozorgnia (1997 Rev.) - Alluvium
UNCERTAINTY (M=Median, S=Sigma): S Number of Sigmas: 1.0
ASSUMED SOURCE TYPE: SS [SS=Strike-slip, DS=Reverse-slip, BT=Blind-thrust]
SCOND: 0 Depth Source: A
Basement Depth: 5.00 km Campbell SSR: 0 Campbell SHR: 0
COMPUTE PEAK HORIZONTAL ACCELERATION

MINIMUM DEPTH VALUE (km): 3.0

700040901-EQSearch

EARTHQUAKE SEARCH RESULTS

Page 1

FILE CODE	LAT. NORTH	LONG. WEST	DATE	TIME (UTC) H M Sec	DEPTH (km)	QUAKE MAG.	SITE ACC. g	SITE MM INT.	APPROX. DISTANCE mi [km]
GSG	33.9530	117.7610	07/29/2008	184215.7	14.0	5.30	0.171	VIII	7.4(11.9)
MGI	34.0000	118.0000	12/25/1903	1745 0.0	0.0	5.00	0.118	VII	8.7(13.9)
PAS	34.0610	118.0790	10/01/1987	144220.0	9.5	5.90	0.143	VIII	14.8(23.9)
PAS	34.0730	118.0980	10/04/1987	105938.2	8.2	5.30	0.077	VII	16.2(26.1)
DMG	33.7500	118.0830	03/13/1933	131828.0	0.0	5.30	0.076	VII	16.4(26.3)
DMG	33.7500	118.0830	03/11/1933	230 0.0	0.0	5.10	0.064	VI	16.4(26.3)
DMG	33.7500	118.0830	03/11/1933	323 0.0	0.0	5.00	0.058	VI	16.4(26.3)
DMG	33.7500	118.0830	03/11/1933	2 9 0.0	0.0	5.00	0.058	VI	16.4(26.3)
DMG	33.7500	118.0830	03/11/1933	910 0.0	0.0	5.10	0.064	VI	16.4(26.3)
DMG	33.7830	118.1330	10/02/1933	91017.6	0.0	5.40	0.079	VII	17.1(27.6)
MGI	34.1000	118.1000	07/11/1855	415 0.0	0.0	6.30	0.161	VIII	17.6(28.2)
MGI	33.8000	117.6000	04/22/1918	2115 0.0	0.0	5.00	0.051	VI	18.2(29.4)
DMG	33.7000	118.0670	03/11/1933	51022.0	0.0	5.10	0.055	VI	18.5(29.7)
DMG	33.7000	118.0670	03/11/1933	85457.0	0.0	5.10	0.055	VI	18.5(29.7)
GSP	34.1400	117.7000	02/28/1990	234336.6	5.0	5.20	0.060	VI	18.5(29.7)
DMG	33.6830	118.0500	03/11/1933	658 3.0	0.0	5.50	0.077	VII	18.9(30.4)
DMG	34.2000	117.9000	08/28/1889	215 0.0	0.0	5.50	0.074	VII	19.4(31.2)
DMG	33.6170	117.9670	03/11/1933	154 7.8	0.0	6.30	0.131	VIII	21.4(34.5)
T-A	34.0000	118.2500	09/23/1827	0 0 0.0	0.0	5.00	0.041	V	21.7(34.9)
T-A	34.0000	118.2500	03/26/1860	0 0 0.0	0.0	5.00	0.041	V	21.7(34.9)
T-A	34.0000	118.2500	01/10/1856	0 0 0.0	0.0	5.00	0.041	V	21.7(34.9)
DMG	33.6170	118.0170	03/14/1933	19 150.0	0.0	5.10	0.043	VI	22.3(35.8)
DMG	33.8500	118.2670	03/11/1933	1425 0.0	0.0	5.00	0.039	V	22.5(36.2)
MGI	34.0000	117.5000	12/16/1858	10 0 0.0	0.0	7.00	0.203	VIII	22.7(36.5)
DMG	33.7830	118.2500	11/14/1941	84136.3	0.0	5.40	0.055	VI	23.0(37.0)
MGI	34.0800	118.2600	07/16/1920	18 8 0.0	0.0	5.00	0.036	V	24.2(39.0)
DMG	33.5750	117.9830	03/11/1933	518 4.0	0.0	5.20	0.042	VI	24.5(39.4)
MGI	34.0000	118.3000	09/03/1905	540 0.0	0.0	5.30	0.046	VI	24.5(39.4)
GSP	34.2620	118.0020	06/28/1991	144354.5	11.0	5.40	0.050	VI	24.6(39.6)
DMG	33.6990	117.5110	05/31/1938	83455.4	10.0	5.50	0.051	VI	26.3(42.2)
DMG	34.3000	117.6000	07/30/1894	512 0.0	0.0	6.00	0.064	VI	30.9(49.7)
DMG	34.2700	117.5400	09/12/1970	143053.0	8.0	5.40	0.037	V	31.2(50.1)
DMG	33.7000	117.4000	05/15/1910	1547 0.0	0.0	6.00	0.062	VI	31.6(50.9)
DMG	33.7000	117.4000	05/13/1910	620 0.0	0.0	5.00	0.025	V	31.6(50.9)
DMG	33.7000	117.4000	04/11/1910	757 0.0	0.0	5.00	0.025	V	31.6(50.9)
DMG	34.2000	117.4000	07/22/1899	046 0.0	0.0	5.50	0.037	V	33.8(54.3)
DMG	34.3700	117.6500	12/08/1812	15 0 0.0	0.0	7.00	0.134	VIII	33.8(54.4)
DMG	34.3000	117.5000	07/22/1899	2032 0.0	0.0	6.50	0.088	VII	34.2(55.1)
MGI	34.1000	117.3000	07/15/1905	2041 0.0	0.0	5.30	0.028	V	35.6(57.4)
DMG	34.0000	118.5000	08/04/1927	1224 0.0	0.0	5.00	0.022	IV	35.7(57.5)
MGI	34.0000	118.5000	11/19/1918	2018 0.0	0.0	5.00	0.022	IV	35.7(57.5)
DMG	34.0000	117.2500	07/23/1923	73026.0	0.0	6.25	0.064	VI	36.7(59.1)
DMG	33.9000	117.2000	12/19/1880	0 0 0.0	0.0	6.00	0.047	VI	39.2(63.1)

GSP	34.2310	118.4750	03/20/1994	212012.3	13.0	5.30	0.024	V	40.1(64.5)
DMG	34.3080	118.4540	02/09/1971	144346.7	6.2	5.20	0.021	IV	42.2(67.9)
GSP	34.2130	118.5370	01/17/1994	123055.4	18.0	6.70	0.079	VII	42.5(68.4)
PAS	33.9190	118.6270	01/19/1989	65328.8	11.9	5.00	0.017	IV	42.6(68.5)
DMG	33.9500	118.6320	08/31/1930	04036.0	0.0	5.20	0.020	IV	42.9(69.1)
DMG	34.4110	118.4010	02/09/1971	14 041.8	8.4	6.40	0.056	VI	45.0(72.4)
DMG	34.4110	118.4010	02/09/1971	141028.0	8.0	5.30	0.021	IV	45.0(72.4)
DMG	34.4110	118.4010	02/09/1971	14 1 8.0	8.0	5.80	0.033	V	45.0(72.4)
DMG	34.4110	118.4010	02/09/1971	14 244.0	8.0	5.80	0.033	V	45.0(72.4)
DMG	34.5190	118.1980	08/23/1952	10 9 7.1	13.1	5.00	0.016	IV	45.1(72.6)

EARTHQUAKE SEARCH RESULTS

FILE CODE	LAT. NORTH	LONG. WEST	DATE	TIME (UTC) H M Sec	DEPTH (km)	QUAKE MAG.	SITE ACC. g	SITE MM INT.	APPROX. DISTANCE mi [km]
PAS	33.9440	118.6810	01/01/1979	231438.9	11.3	5.00	0.016	IV	45.7(73.5)
GSB	34.3010	118.5650	01/17/1994	204602.4	9.0	5.20	0.018	IV	47.0(75.6)
GSP	34.3050	118.5790	01/29/1994	112036.0	1.0	5.10	0.016	IV	47.8(77.0)
DMG	34.3000	118.6000	04/04/1893	1940 0.0	0.0	6.00	0.036	V	48.6(78.3)
DMG	34.2000	117.1000	09/20/1907	154 0.0	0.0	6.00	0.035	V	48.8(78.6)
DMG	33.8000	117.0000	12/25/1899	1225 0.0	0.0	6.40	0.047	VI	51.3(82.6)
DMG	33.7500	117.0000	04/21/1918	223225.0	0.0	6.80	0.067	VI	52.0(83.7)
DMG	33.7500	117.0000	06/06/1918	2232 0.0	0.0	5.00	0.013	III	52.0(83.7)
GSP	34.3780	118.6180	01/19/1994	211144.9	11.0	5.10	0.014	IV	52.5(84.6)
GSP	34.3260	118.6980	01/17/1994	233330.7	9.0	5.60	0.021	IV	54.3(87.4)
GSP	34.3690	118.6720	04/26/1997	103730.7	16.0	5.10	0.014	III	54.7(88.0)
GSP	34.3940	118.6690	06/26/1995	084028.9	13.0	5.00	0.012	III	55.5(89.4)
GSP	34.3770	118.6980	01/18/1994	004308.9	11.0	5.20	0.014	IV	56.2(90.5)
DMG	33.7100	116.9250	09/23/1963	144152.6	16.5	5.00	0.012	III	56.9(91.5)
GSB	34.3790	118.7110	01/19/1994	210928.6	14.0	5.50	0.018	IV	56.9(91.6)
DMG	34.2670	116.9670	08/29/1943	34513.0	0.0	5.50	0.018	IV	57.6(92.8)
DMG	34.1800	116.9200	01/16/1930	02433.9	0.0	5.20	0.014	III	58.0(93.3)
DMG	34.1800	116.9200	01/16/1930	034 3.6	0.0	5.10	0.013	III	58.0(93.3)
DMG	33.9500	116.8500	09/28/1946	719 9.0	0.0	5.00	0.011	III	59.2(95.3)
GSP	34.2900	116.9460	02/10/2001	210505.8	9.0	5.10	0.012	III	59.4(95.6)
GSP	34.1630	116.8550	06/28/1992	144321.0	6.0	5.30	0.014	IV	61.2(98.5)
GSP	34.1950	116.8620	08/17/1992	204152.1	11.0	5.30	0.014	IV	61.5(98.9)

****

-END OF SEARCH- 75 EARTHQUAKES FOUND WITHIN THE SPECIFIED SEARCH AREA.

TIME PERIOD OF SEARCH: 1800 TO 2015

LENGTH OF SEARCH TIME: 216 years

THE EARTHQUAKE CLOSEST TO THE SITE IS ABOUT 7.4 MILES (11.9 km) AWAY.

LARGEST EARTHQUAKE MAGNITUDE FOUND IN THE SEARCH RADIUS: 7.0

LARGEST EARTHQUAKE SITE ACCELERATION FROM THIS SEARCH: 0.203 g

COEFFICIENTS FOR GUTENBERG & RICHTER RECURRENCE RELATION:
a-value= 1.180
b-value= 0.375

beta-value= 0.863

TABLE OF MAGNITUDES AND EXCEEDANCES:

Earthquake Magnitude	Number of Times Exceeded	Cumulative No. / Year
4.0	75	0.34722
4.5	75	0.34722
5.0	75	0.34722
5.5	25	0.11574
6.0	15	0.06944
6.5	5	0.02315
7.0	2	0.00926

Search Results

23 earthquakes - Download
Updated: 2015-03-30 16:52:31 UTC
Showing event times using UTC

23 earthquakes in map area

5.1 2km E of La Habra, California	2014-03-29 04:09:42 UTC	4.8 km
5.3 Greater Los Angeles area, California	1994-03-20 21:20:12 UTC	13.1 km
5.3 Greater Los Angeles area, California	1994-01-29 11:20:35 UTC	1.0 km
5.3 Greater Los Angeles area, California	1994-01-19 21:09:28 UTC	14.4 km
5.4 Greater Los Angeles area, California	1994-01-18 00:43:08 UTC	11.3 km
5.9 Greater Los Angeles area, California	1994-01-17 23:33:30 UTC	9.8 km
5.0 Greater Los Angeles area, California	1994-01-17 12:39:39 UTC	14.8 km
6.7 Greater Los Angeles area, California	1994-01-17 12:30:55 UTC	18.4 km
5.7 Southern California	1991-06-28 14:43:54 UTC	11.0 km
5.0 Greater Los Angeles area, California	1989-04-07 20:07:30 UTC	13.0 km
5.2 Santa Monica Bay, California	1989-01-19 06:53:28 UTC	12.0 km
5.0 Gulf of Santa Catalina, California	1988-11-20 05:39:28 UTC	6.0 km
5.2 Greater Los Angeles area, California	1987-10-04 10:59:38 UTC	8.0 km
5.9 Greater Los Angeles area, California	1987-10-01 14:42:20 UTC	10.0 km
5.9 Channel Islands region, California	1981-09-04 15:50:50 UTC	5.0 km
5.1 Santa Monica Bay, California	1979-01-01 23:14:38 UTC	11.0 km
5.6 Santa Barbara Channel, California	1978-08-13 22:54:53 UTC	7.0 km
5.7 Channel Islands region, California	1973-02-21 14:45:57 UTC	8.0 km
5.7 Channel Islands region, California	1973-02-21 14:45:00 UTC	8.0 km
6.7 Greater Los Angeles area, California	1971-02-09 14:00:41 UTC	10.0 km
5.7 Santa Barbara Channel, California	1968-07-05 00:45:20 UTC	15.0 km
6.4 San Pedro Channel, California	1933-03-11 01:54:11 UTC	10.0 km
6.5 Greater Los Angeles area, California	1922-03-10 11:21:04 UTC	10.0 km

APPENDIX B
Boring Logs

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soil (more than half of soil > no. 200 sieve size)	Gravels (more than half of coarse fraction > no. 4 sieve size)	GW	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, grave-sand-clay mixtures
	Sands (more than half of coarse fraction < no. 4 sieve size)	SW	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	ML	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	MH	Inorganic silts of high plasticity
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		PT	Peat and other highly organic soils

GRAIN SIZE CHART

Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel	3" to No. 4	76.2 to 4.76
coarse	3" to ¾"	76.2 to 19.1
fine	¾" to No.4	19.1 to 4.76
Sand	No. 4 to No. 200	4.76 to 0.075
coarse	No. 4 to No. 10	4.76 to 2.00
medium	No. 10 to No. 40	2.00 to 0.420
fine	No. 40 to No. 200	0.240 to 0.075
Silt and Clay	Below No. 200	Below 0.075

SAMPLE DESIGNATIONS/SYMBOLS

- Sample taken with Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter. Darkened area indicates soil recovered
- Classification sample taken with Standard Penetration Test sampler
- Undisturbed sample taken with thin-walled tube
- GRAB — Disturbed sample, hand auger
- O — Sampling attempted with no recovery
- Core sample
- O — Analytical laboratory sample
- GP — Sample taken with Geoprobe

▽ Unstabilized groundwater level

▽ Stabilized groundwater level

SAMPLER TYPE

C	Core barrel
CA	California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter
D&M	Dames & Moore piston sampler using 2.5-inch outside diameter, thin-walled tube
O	Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube
PT	Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube
S&H	Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter
SPT	Standard Penetration Test (SPT) split-barrel sampler with a 2.00-inch outside diameter with a 1.5-inch inside diameter
ST	Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure

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Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project: MIXED-USE DEVELOPMENT, BIRCH STREET AND STATE COLLEGE BOULEVARD
BREA
ORANGE COUNTY CALIFORNIA

Figure Title: CLASSIFICATION LEGEND

Project No. 700040901
Date 24 APRIL 2015
Scale NOT TO SCALE
Drawn By DS

Appendix B

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Filename: \\langan.com\data\IR\data9\700040901\Cadd Data - 700040901\SheetFiles\Classification and Physical Properties.dwg Date: 4/24/2015 Time: 15:59 User: dsanchez Style Table: Langan.stb Layout: 3

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Log of Boring **LB-1** Sheet 1 of 2

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 364.4 Project Datum
Drilling Company: Martini Drilling	Date Started: 2/27/15 / Date Finished: 2/27/15
Drilling Equipment: CME 75	Completion Depth: 31.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 8 / Undisturbed 0 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - / Completion - / 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	364.4	3-inch Asphalt 6-inch Base	0						Hand Auger to 5 ft.
	363.7	Light brown, clayey fine to coarse SAND, trace fine to coarse gravel, trace silt, (SC), slightly moist	1	B1	HA	36			
			2						
			3						
			4						
		Dense, light brown to brown, clayey fine to medium SAND, trace silt, (SC), slightly moist	5	S1	SS	13	15 16 23	39	
	356.9		6						
		Dense, brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	7	S2	SS	5	5 16 19	35	
	354.4		8						
		Hard, brown, sandy CLAY, some silt, (CL), slightly moist, fine to medium sand	9	S3	SS	17	8 16 20	36	
			10						
			11						
			12						
			13						
			14						
	349.4	Dense, brown, silty fine to medium SAND, some clay, (SM-SC), dry	15	S4	SS	7	7 14 18	32	
			16						
			17						
			18						
			19						
	344.4		20						

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Log of Boring **LB-1** Sheet 2 of 2

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 364.4 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Dense, light brown, fine to medium SAND, trace silt, (SP), dry	20						
			21	S5	SS	18	7 15 16	31	
			22						
			23						
			24						
	339.4		25						
		Medium dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	25	S6	SS	12	7 7 11	18	
			26						
			27						
			28						
			29						
	334.4		30						
		Medium dense, brown, clayey fine to medium SAND, trace silt, (SC), slightly moist	30	S7	SS	16	4 8 16	24	
	332.9		31						
		Boring terminated at 31.5'. Boring backfilled with cuttings and surface patched with asphalt.	32						
			33						
			34						
			35						
			36						
			37						
			38						
			39						
			40						
			41						
			42						
			43						
			44						
			45						

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Log of Boring **LB-2** Sheet 1 of 2

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 365.6 Project Datum
Drilling Company: Martini Drilling	Date Started: 2/27/15 / Date Finished: 2/27/15
Drilling Equipment: CME 75	Completion Depth: 31.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 6 / Undisturbed 2 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - / Completion - / 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	365.6	3-inch Asphalt 6-inch Base	0						Hand auger to 5 ft.
	364.9	Brown to dark brown, silty fine to coarse SAND, some clay, trace fine gravel, (SM-SC), slightly moist	1	B1	HA	36			
			2						
			3						
			4						
	360.6	Medium dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	5	S1	SS	14	9 8 12	20	
			6						
		Medium dense, brown to dark brown, clayey fine to coarse SAND, some silt, trace fine to coarse gravel, (SC-SM), slightly moist	7	S2	CR	18	5 12 12	24	
			8						
			9						
		Medium dense, reddish brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	10	S3	SS	18	2 4 6	10	
			11						
			12						
			13						
			14						
	350.6	Medium dense, brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	15	S4	SS	12	4 7 7	14	
			16						
			17						
			18						
			19						
	345.6		20						

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Log of Boring **LB-2** Sheet 2 of 2

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 365.6 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Medium dense, light brown to brown, fine SAND, trace silt, (SP), slightly moist	20–25	S5	SS	18	6, 9, 7	16	
	340.6								
		Medium dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	25–30	S6	SS	18	5, 8, 10	18	
		Very dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	30–31	S7	CR	18	17, 38, 41	79	
	334.1								
		Boring terminated at 31.5'. Boring backfilled with cuttings and surface patched with asphalt.	31–45						

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Log of Boring **LB-3** Sheet 1 of 4

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 368.9 Project Datum
Drilling Company: Martini Drilling	Date Started: 2/26/15 — Date Finished: 2/26/15
Drilling Equipment: CME 75	Completion Depth: 76.5 ft — Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 11 — Undisturbed 6 — Core -
Casing Diameter (in): - — Casing Depth (ft): -	Water Level (ft.): First ▽ - — Completion ▼ - — 24 HR. ▼ -
Casing Hammer: - — Weight (lbs): - — Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Karinna Diaz
Sampler Hammer: Auto — Weight (lbs): 140 lbs — Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	368.9	Light brown, clayey fine to medium SAND, trace fine gravel, trace silt, (SC), slightly moist	0	B-1	HA	36			Hand auger to 5 ft.
	363.9	Medium dense, brown, clayey fine to medium SAND, some silt, trace rootlets, (SC-SM), slightly moist	5	S-1	CR	18	5 21 23	44	Difficult hand auger at 3.5 ft.
		Very dense, brown, clayey fine to medium SAND, some silt, trace fine gravel, (SC-SM), slightly moist	8	S-2	SS	10	18 40 50/5"	90/11"	
		Dense, clayey fine to medium SAND, some silt, trace fine gravel, (SC-SM), slightly moist	10	S-3	CR	18	13 32 41	73	
	353.9	Medium dense, reddish brown, silty fine to medium SAND, trace clay, (SM), slightly moist	15	S-4	SS	6	8 13 16	29	
			20						

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Log of Boring **LB-3** Sheet 2 of 4

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 368.9 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Dense, medium brown, silty fine to medium SAND, trace clay (SM), slightly moist	20						
			21	S-5	CR	15	15 21 34	55	
			22						
			23						
			24						
	343.9		25						
		Very dense, brown, clayey fine to medium SAND, some silt (SC-SM), slightly moist	25	S-6	SS	8	22 28 49	77	
			26						
			27						
			28						
			29						
		Very dense, light brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	30	S-7	CR	10	27 39 50/5"	89/11"	
			31						
			32						
			33						
			34						
		Very dense, medium brown, clayey fine to medium SAND, some silt (SC-SM), slightly moist	35	S-8	SS	12	15 21 42	63	
			36						
			37						
			38						
			39						
	328.9		40						
		Very dense, reddish brown, silty fine to medium SAND, trace clay, (SM), slightly moist	40	S-9	CR	12	45 43 50/5"	93/11"	
			41						
			42						
			43						
			44						
	323.9		45						

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Log of Boring **LB-3** Sheet 3 of 4

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 368.9 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Very dense, light brown, fine to medium SAND, trace silt, trace fine gravel (SP), moist	45	S-10	SS	18	20 35 21	56	
	318.9	Hard, brown, sandy CLAY, some silt, (CL), moist, fine to medium sand	50	S-11	CR	18	11 31 50	81	Perched water at 50 ft.
	313.9	Medium dense, light brown, clayey fine to medium SAND, trace fine gravel, trace silt, (SC), moist	55	S-12	SS	18	10 9 11	20	
	308.9	Dense, light brown, fine to medium SAND, trace silt, trace fine to coarse gravel (SP), wet	60	S-13	SS	18	7 26 18	44	Perched water at 60 ft.
	303.9	Very stiff, brown, sandy CLAY, some silt, (CL), moist, fine to medium sand	65	S-14	SS	18	5 7 11	18	
	298.9		70						

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Log of Boring **LB-3** Sheet 4 of 4

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 368.9 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Medium dense, brown, clayey fine to medium SAND, some silt, (SC-SM), wet	70	S-15	SS	18	4 9 17	26	
	293.9		71						
			72						
			73						
			74						
			75						
		Very stiff, brown, sandy CLAY, some silt (CL), moist, fine to medium sand	76	S-16	SS	18	3 6 12	18	
	292.4	Boring terminated at 76.5'. Boring with bentonite cement.	77						
			78						
			79						
			80						
			81						
			82						
			83						
			84						
			85						
			86						
			87						
			88						
			89						
			90						
			91						
			92						
			93						
			94						
			95						

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Log of Boring **LB-4** Sheet 1 of 2

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 364.5 Project Datum
Drilling Company: Martini Drilling	Date Started: 2/27/15 — Date Finished: 2/27/15
Drilling Equipment: CME 75	Completion Depth: 21.5 ft — Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 1 — Undisturbed 4 — Core -
Casing Diameter (in): - — Casing Depth (ft): -	Water Level (ft.): First - — Completion - — 24 HR. -
Casing Hammer: - — Weight (lbs): - — Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto — Weight (lbs): 140 lbs — Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	364.5		0						
	363.9	2.5-inch Asphalt 5-inch Base							
		Gray to dark gray, CLAY, trace silt, trace fine sand, (CL), slightly mosit	1						Hand Auger to 5 ft.
			2						
			3						
			4						
		Very stiff, gray to dark gray, CLAY, trace silt, (CL), slightly moist	5	S-1	CR	18	4 11 18	29	
	357.0		6						
		Medium dense, gray to dark gray, clayey fine to medium SAND, trace silt, (SC), slightly moist	7	S-2	CR	18	5 9 14	23	
			8						
	354.5		9						
		Medium dense, dark gray, silty fine to medium SAND, trace clay, (SM), slightly moist	10	S-3	SS	18	3 5 7	12	
			11						
			12						
			13						
			14						
	349.5		15						
		Dense, brown to reddish brown, clayey fine to medium SAND, trace silt, (SC), slightly moist	16	S-4	CR	18	9 25 38	63	
			17						
			18						
			19						
			20						

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Log of Boring **LB-4** Sheet 2 of 2

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 364.5 Project Datum

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	343.0	Dense, reddish brown, clayey fine to medium SAND, trace silt, (SC), slightly moist	20	S-5	CR	18	10 20 29	49	
		Boring terminated at 21.5 ft. Boring backfilled with cuttings and surface patched with asphalt.	21						
			22						
			23						
			24						
			25						
			26						
			27						
			28						
			29						
			30						
			31						
			32						
			33						
			34						
			35						
			36						
			37						
			38						
			39						
			40						
			41						
			42						
			43						
			44						
			45						

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Log of Boring **LB-5** Sheet 1 of 3

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 365.1 Project Datum
Drilling Company: Martini Drilling	Date Started: 2/27/15 — Date Finished: 2/27/15
Drilling Equipment: CME 75	Completion Depth: 48.5 ft — Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 9 — Undisturbed 3 — Core -
Casing Diameter (in): - — Casing Depth (ft): -	Water Level (ft.): First - — Completion - — 24 HR. -
Casing Hammer: - — Weight (lbs): - — Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto — Weight (lbs): 140 lbs — Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Number	Sample Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	365.1	4-inch Asphalt 7.5-inch Base	0						
	364.1	Brown, clayey fine to medium SAND, some silt, trace fine gravel, (SC-SM), slightly moist	1	B-1	HA	36			Hand Auger to 5 ft.
	360.1	Loose, light brown, clayey fine to medium SAND, trace silt, (SC), slightly moist	5	S-1	SS	12	3 4 4	8	
		Loose, dark brown, clayey fine to medium SAND, trace silt, trace rootlets, (SC), slightly moist	8	S-2	SS	18	2 3 4	7	
	355.1	Medium dense, dark brown, clayey fine to medium SAND, some silt, trace rootlets, (SC-SM), slightly moist	10	S-3	SS	18	5 5 5	10	
	350.1	Dense, light brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	15	S-4	CR	18	10 21 45	66	
	345.1		20						

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Log of Boring **LB-5** Sheet 2 of 3

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 365.1 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Very dense, light brown, clayey fine to medium SAND, some silt, (SC-SM), dry	20	S-5	SS	18	13 26 40	66	
	340.1		25	S-6	SS	18	5 9 14	23	
	335.1	Medium dense, light brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	30	S-7	SS	18	2 3 4	7	
		Loose, brown, clayey fine to coarse SAND, some silt, (SC-SM), moist	35	S-8	CR	14	5 22 37	59	
	325.1	Very dense, brown to dark brown, clayey fine to coarse SAND, some silt, (SC-SM), slightly moist	40	S-9	SS	13	11 23 26	49	
	320.1	Dense, reddish brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	45						

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Log of Boring **LB-5** Sheet 3 of 3

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 365.1 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Medium stiff, brown to reddish brown, sandy CLAY, some silt, (CL), moist, fine to medium sand	45	S-10	SS	16	7 4 3	7	Perched water at 45 ft.
		Stiff, brown to reddish brown, sandy CLAY, some silt, (CL), slightly moist, fine to medium sand	47	S-11	CR	18	5 6 15	21	q_u=1.75 tsf
	316.6	Boring terminated at 48.5 ft. Boring backfilled with cuttings and surface patched with asphalt.	48						
			49						
			50						
			51						
			52						
			53						
			54						
			55						
			56						
			57						
			58						
			59						
			60						
			61						
			62						
			63						
			64						
			65						
			66						
			67						
			68						
			69						
			70						

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Log of Boring **LB-6** Sheet 1 of 2

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 371.4 Project Datum
Drilling Company: Martini Drilling	Date Started: 3/2/15 / Date Finished: 3/2/15
Drilling Equipment: CME 75	Completion Depth: 31.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 6 / Undisturbed 2 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - / Completion - / 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+371.4	Light brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	0	B-1	HA	36			Hand Auger to 5 ft.
		Dense, light brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	5	S-1	CR	18	14 25 29	54	
	+363.9	Dense, light brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	8	S-2	SS	5	10 15 18	33	
		Medium dense, brown, silty fine SAND, some clay, (SM-SC), slightly moist	10	S-3	SS	6	4 6 9	15	
	+356.4	Dense, light brown, fine to coarse SAND, trace fine gravel, (SP), dry	15	S-4	SS	18	8 15 17	32	
	+351.4		20						

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Log of Boring **LB-6** Sheet 2 of 2

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 371.4 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Dense, dark brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	20	S-5	CR	18	20 22 34	56	
			21						
			22						
			23						
			24						
		Dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	25	S-6	SS	8	6 11 22	33	
			26						
			27						
			28						
			29						
		Medium dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	30	S-7	SS	14	7 9 10	19	
	339.9		31						
		Boring terminated at 31.5 ft. Boring backfilled with cuttings.	32						
			33						
			34						
			35						
			36						
			37						
			38						
			39						
			40						
			41						
			42						
			43						
			44						
			45						

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Log of Boring **LB-7** Sheet 1 of 2

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 371.5 Project Datum
Drilling Company: Martini Drilling	Date Started: 3/2/15 / Date Finished: 3/2/15
Drilling Equipment: CME 75	Completion Depth: 31.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 5 / Undisturbed 3 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - / Completion - / 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+371.5	Brown, sandy CLAY, some silt, (CL), slightly moist, fine to medium sand	0	B-1	HA	36			Hand Auger to 5 ft.
	+366.5	Dense, light brown, clayey fine to medium SAND, some silt, trace rootlets, (SC), slightly moist	5	S-1	SS	3	5 12 19	31	
		Medium dense, dark brown to gray brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	8	S-2	SS	18	4 9 6	15	
		Medium dense, brown to dark brown, clayey fine to medium SAND, some silt, trace rootlets, (SC-SM), slightly moist	10	S-3	CR	16	6 10 16	26	
		Loose, brown to reddish brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	15	S-4	SS	16	4 4 5	9	
			20						

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Log of Boring **LB-7** Sheet 2 of 2

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 371.5 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft)	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Medium dense, dark brown, clayey fine SAND, some silt, (SC-SM), slightly moist	20	S-5	CR	18	8 11 18	29	
	+346.5		21						
		Very stiff, brown, sandy CLAY, some silt, (CL), slightly moist, fine sand	22						
			23						
			24						
			25	S-6	SS	18	4 5 12	17	
			26						
			27						
			28						
			29						
	+341.5		30						
		Dense, reddish brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	31	S-7	CR	18	7 21 30	51	
	+340.0		32						
		Boring terminated at 31.5 ft. Boring backfilled with cuttings.	33						
			34						
			35						
			36						
			37						
			38						
			39						
			40						
			41						
			42						
			43						
			44						
			45						

N-Value (Blows/ft) scale: 10 20 30 40

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Log of Boring **LB-8** Sheet 1 of 4

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 370.8 Project Datum
Drilling Company: Martini Drilling	Date Started: 2/26/15 / Date Finished: 2/26/15
Drilling Equipment: CME 75	Completion Depth: 76.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 10 / Undisturbed 7 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - / Completion - / 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Karinna Diaz
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Number	Sample Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+370.8	Medium brown, clayey fine to medium SAND, trace silt, trace rootlets, (SC), slightly moist	0	B-1	HA	36			Hand auger to 5 ft.
	+365.8	Very stiff, dark brown to brown, sandy CLAY, some silt, trace rootlets, (CL), slightly moist, fine to coarse sand	5	S-1	SS	12	7 12 14	26	
	+363.3	Dense, dark brown, clayey fine SAND, some silt, (SC-SM), slightly moist	8	S-2	CR	10	13 29 25	54	
	+360.8	Stiff, Dark brown to brown, sandy CLAY, some silt, (CL), slightly moist, fine to medium sands	10	S-3	SS	8	2 4 6	10	
	+355.8	Medium dense, brown, silty fine to medium SAND, trace clay (SM), slightly mois	15	S-4	CR	15	10 18 23	41	
	+350.8		20						

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Log of Boring **LB-8** Sheet 2 of 4

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 370.8 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Hard, brown, sandy CLAY, trace silt (CL), slightly moist, fine to medium sand	20	S-5	SS	18	7 14 18	32	
			21						
			22						
			23						
			24						
		Hard, medium brown, sandy CLAY, some silt (CL), slightly moist, fine sand	25	S-6	CR	18	6 24 47	71	
			26						
			27						
			28						
			29						
	340.8	Dense, medium brown, silty fine to medium SAND, trace clay (SM), slightly moist	30	S-7	SS	18	10 20 12	32	
			31						
			32						
			33						
			34						
	335.8	Medium dense, medium brown, clayey fine to medium SAND, some silt (SC-SM), slightly moist	35	S-8	CR	18	8 17 25	42	
			36						
			37						
			38						
			39						
		Dense, medium brown, clayey fine to medium SAND, some silt (SC-SM), slightly moist	40	S-9	SS	18	8 13 19	32	
			41						
			42						
			43						
			44						
			45						

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Log of Boring **LB-8** Sheet 3 of 4

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 370.8 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Medium dense, medium brown, clayey fine to medium SAND, some silt (SC-SM), slightly moist	45	S-10	CR	18	7 7 18	25	
			46						
			47						
			48						
			49						
		Dense, medium brown, clayey fine to medium SAND, some silt, (SC-SM), moist	50	S-11	SS	18	11 22 27	49	Perched water at 50 ft.
	319.8	Dense, medium brown, fine to medium SAND, trace clay, trace silt, (SP)	51						
			52						
			53						
			54						
	315.8	Very dense, medium brown, clayey fine to medium SAND, some silt, (SC-SM), moist	55	S-12	CR	18	9 30 50/5"	80/11"	
			56						
			57						
			58						
			59						
		Dense, medium brown, clayey fine to medium SAND, some silt, (SC-SM), wet	60	S-13	SS	18	6 9 37	46	Perched water at 60 ft.
			61						
			62						
			63						
			64						
	305.8	Dense medium brown, clayey fine to medium SAND, trace silt, (SC), moist	65	S-14	CR	18	10 22 50/5"	72/11"	Pockets of SP sands.
			66						
			67						
			68						
			69						
			70						

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Log of Boring **LB-8** Sheet 4 of 4

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 370.8 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Medium dense, medium brown, clayey fine to medium SAND, trace silt, (SC), moist	70	S-15	SS	18	2 4 8	12	Pockets of SP sands.
	295.8		71						
		Dense, medium brown, clayey fine to medium SAND, some silt (SC-SM), moist	72						
			73						
			74						
			75	S-16	SS	18	5 13 17	30	
	294.3	Boring terminated at 76.5 ft. Boring backfilled with bentonite cement.	76						
			77						
			78						
			79						
			80						
			81						
			82						
			83						
			84						
			85						
			86						
			87						
			88						
			89						
			90						
			91						
			92						
			93						
			94						
			95						

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Log of Boring **LB-9** Sheet 1 of 2

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 373.4 Project Datum
Drilling Company: Martini Drilling	Date Started: 2/26/15 / Date Finished: 2/26/15
Drilling Equipment: CME 75	Completion Depth: 21.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 3 / Undisturbed 3 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - / Completion - / 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Karinna Diaz
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	373.4	Medium brown, clayey fine to medium SAND, trace silt, (SC), slightly moist	0	B-1	HA	36			Hand auger to 5 ft.
	368.4	Very stiff, dark brown, sandy CLAY, some silt (CL), slightly moist, fine to medium sand	5	S-1	CR	18	11 16 14	30	
		Very stiff, dark brown, sandy CLAY, some silt (CL), slightly moist, fine to medium sand	8	S-2	SS	6	5 11 13	24	
		Very stiff, dark brown, sandy CLAY, some silt (CL), slightly moist, fine to medium sand	10	S-3	CR	12	9 13 16	29	
		Stiff, brown, sandy CLAY, some silt (CL), slightly moist, fine to medium sand	15	S-4	SS	6	4 6 8	14	
			20						

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Log of Boring **LB-9** Sheet 2 of 2

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 373.4 Project Datum

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Stiff, brown, sandy CLAY, some silt, trace fine gravel (CL), slightly moist, fine to medium sand	20	S-5	CR	18	8 9 13	22	
	351.9	Boring terminated at 21.5 ft. Boring backfilled with cuttings.	21						
			22						
			23						
			24						
			25						
			26						
			27						
			28						
			29						
			30						
			31						
			32						
			33						
			34						
			35						
			36						
			37						
			38						
			39						
			40						
			41						
			42						
			43						
			44						
			45						

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Log of Boring **LB-10** Sheet 1 of 2

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 374.3 Project Datum
Drilling Company: Martini Drilling	Date Started: 3/2/15 / Date Finished: 3/2/15
Drilling Equipment: CME 75	Completion Depth: 41.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 5 / Undisturbed 4 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - / Completion - / 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	+374.3	Brown, silty fine to medium SAND, trace clay, (SM), slightly moist	0						Hand Auger to 5 ft.
	+369.3	Dense, brown, clayey fine to medium SAND, some silt, (SM-SC), slightly moist	5	S-1	CR	12	25 30 24	54	
		Medium dense, dark brown, clayey fine to medium SAND, some silt, (SM-SC), slightly moist	8	S-2	SS	8	8 12 13	25	
	+364.3	Stiff, dark brown, fine to medium sandy CLAY, trace silt, (CL), moist, fine sand	10	S-3	SS	14	4 6 9	15	
		Very stiff, brown to dark brown, sandy CLAY, some silt, (CL), moist, fine to coarse sand	15	S-4	CR	18	10 9 11	20	q_u=>4.5 tsf
			20						

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Log of Boring **LB-10** Sheet 2 of 2

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 374.3 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist Bl/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Very stiff, dark brown, sandy CLAY, some silt (CL), slightly moist, fine to medium sand	20–25	S-5	SS	18	4 9 15	24	
	349.3	Medium dense, brown, silty fine SAND, trace clay, (SM), slightly moist	25–30	S-6	CR	18	6 9 10	19	
	344.3	Very stiff, dark brown, sandy CLAY, some silt, (CL), slightly moist, fine sands	30–35	S-7	SS	18	4 9 16	25	
	339.3	Very dense, light brown to brown, clayey fine SAND, some silt, (SC-SM), slightly moist	35–40	S-8	CR	18	7 15 26	41	
	334.3	Medium dense, light brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	40–41	S-9	SS	12	5 12 17	29	
	332.8	Boring terminated at 41.5 ft. Boring backfilled with cuttings.	41–45						

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Log of Boring **LB-11** Sheet 1 of 3

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 362.4 Project Datum
Drilling Company: Martini Drilling	Date Started: 3/2/15 / Date Finished: 3/2/15
Drilling Equipment: CME 75	Completion Depth: 49.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 6 / Undisturbed 5 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - / Completion - / 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	362.4	4-inch Asphalt 9-inch Base	0						
	361.3	Brown to dark brown, clayey fine to coarse SAND, some silt, trace fine gravel, (SC-SM), slightly moist	1–4	B-1	HA	36			
		Dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	5–6	S-1	CR	18	15 24 43	67	
		Dense, brown, clayey fine SAND, some silt, (SC-SM), slightly moist	7–8	S-2	SS	18	7 15 20	35	
		Medium dense, brown, clayey fine SAND, some silt, (SC-SM), slightly moist	9–11	S-3	CR	18	6 13 21	34	
	347.4	Very dense, brown, silty fine to medium SAND, some clay, (SM-SC), slightly moist	12–15	S-4	SS	18	6 19 45	64	
	342.4		16–20						

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Log of Boring **LB-11** Sheet 2 of 3

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 362.4 Project Datum

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Dense, brown, clayey fine to coarse SAND, some silt, (SC-SM), dry	20	S-5	CR	17	13 50/5"	50/5"	
	337.4		21						
			22						
			23						
			24						
		Very dense, light brown, silty fine SAND, some clay, (SM-SC), dry	25	S-6	SS	8	8 33 31	64	
			26						
			27						
			28						
			29						
		Medium dense, brown, silty fine SAND, some clay, (SM-SC), slightly moist	30	S-7	SS	18	8 12 15	27	
			31						
			32						
			33						
			34						
	327.4	Dense, light brown, silty fine SAND, trace clay, (SM), dry	35	S-8	CR	16	7 25 35	60	
			36						
			37						
			38						
			39						
	322.4	Dense, brown to reddish brown, clayey fine to medium SAND, some silt, (SC-SM) slightly moist	40	S-9	SS	18	7 14 19	33	
			41						
			42						
			43						
			44						
	317.4		45						

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Log of Boring **LB-11** Sheet 3 of 3

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 362.4 Project Datum

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
		Dense, brown, fine to medium SAND, trace silt, (SP), wet	45	S-10	CR	18	32 50/5"	50/5"	Perched water at 45 ft.
			46						
			47						
		Dense, light brown, fine to medium SAND, trace silt, (SP), wet	48	S-11	SS	18	6 12 28	40	
	312.9	Boring terminated at 49.5'. Boring backfilled with cuttings and surface patched with asphalt.	49						
			50						
			51						
			52						
			53						
			54						
			55						
			56						
			57						
			58						
			59						
			60						
			61						
			62						
			63						
			64						
			65						
			66						
			67						
			68						
			69						
			70						

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Log of Boring **LB-12** Sheet 1 of 2

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 363.5 Project Datum
Drilling Company: Martini Drilling	Date Started: 3/2/15 / Date Finished: 3/2/15
Drilling Equipment: CME 75	Completion Depth: 21.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 3 / Undisturbed 3 / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First ▽ - / Completion ▼ - / 24 HR. ▼ -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Dennis Sanchez
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	363.5		0						
	362.8	3.5-inch Asphalt 5-inch Base							
		Dark brown, clayey fine to coarse SAND, some silt, trace fine to coarse gravel, (SC-SM), slightly moist	1	B-1	HA	36			
			2						
			3						
			4						
	358.5		5						
		Dense, dark brown, silty fine to medium SAND, some clay (SM-SC), slightly moist	6	S-1	CR	18	14 20 32	52	
	356.0		7						
		Very stiff, brown, sandy CLAY, some silt, (CL), slightly moist, fine to medium sands	8	S-2	SS	18	3 7 13	20	
	353.5		9						
		Medium dense, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	10	S-3	CR	18	5 10 6	16	q_u=>4.5 tsf
			11						
			12						
			13						
			14						
		Medium dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	15	S-4	SS	18	4 9 15	24	
			16						
			17						
			18						
			19						
			20						

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Log of Boring **LB-12** Sheet 2 of 2

Project	Project No.
Mixed Use Development	700040901
Location	**Elevation and Datum**
Birch Street & State College Blvd	Approx. 363.5 Project Datum

MATERIAL SYMBOL	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	342.0	Dense, brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	20	S-5	CR	18	7 14 50	64	
		Boring terminated at 21.5'. Boring backfilled with cuttings and surface patched with asphalt.	21						
			22						
			23						
			24						
			25						
			26						
			27						
			28						
			29						
			30						
			31						
			32						
			33						
			34						
			35						
			36						
			37						
			38						
			39						
			40						
			41						
			42						
			43						
			44						
			45						

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Log of Boring **LP-1** Sheet 1 of 1

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 366.6 Project Datum
Drilling Company: Martini Drilling	Date Started: 3/2/15 / Date Finished: 3/2/15
Drilling Equipment: CME 75	Completion Depth: 11.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 1 / Undisturbed - / Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First ▽ - / Completion ▼ - / 24 HR. ▼ -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Karinna Diaz
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	366.6		0						
	365.7	2.5-inch Asphalt 8-inch Base							
		Brown, clayey fine to medium SAND, some silt, (SC-SM), slightly moist	1						Hand auger to 5 ft. Drilled to 10 ft. Percolation test at 11.5 ft.
			2						
			3						
			4						
			5						
			6						
			7						
			8						
			9						
	356.6		10	S-1	SS	15	4 9 8	17 •	
		Medium dense, medium brown, silty fine to medium SAND, trace clay, (SM), slightly moist	11						
	355.1								
		Boring terminated at 11.5'. Percolation test performed. Boring backfilled with cuttings and surface patched with asphalt.	12						
			13						
			14						
			15						
			16						
			17						
			18						
			19						
			20						

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Log of Boring **LP-2** Sheet 1 of 1

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 364.3 Project Datum
Drilling Company: Martini Drilling	Date Started: 3/2/15 — Date Finished: 3/2/15
Drilling Equipment: CME 75	Completion Depth: 11.5 ft — Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 3 — Undisturbed - — Core -
Casing Diameter (in): - — Casing Depth (ft): -	Water Level (ft.): First - — Completion - — 24 HR. -
Casing Hammer: - — Weight (lbs): - — Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Karinna Diaz
Sampler Hammer: Auto — Weight (lbs): 140 lbs — Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	364.3		0						Hand auger to 5 ft. Drilled to 7.5 ft. Percolation test at 11.5 ft.
	363.8	3-inch Asphalt 3.5-inch Base							
		Medium brown, clayey fine to coarse SAND, some silt, (SC-SM), slightly moist	1	B-1	HA	36			
			2						
			3						
			4						
			5						
			6						
			7						
	356.8	Medium dense, brown, silty fine to medium SAND, some clay (SM-SC), slightly moist	8	S-1	SS	18	4 8 12	20	
			9						
	354.3	Very stiff, brown, sandy CLAY, some silt, (CL), slightly moist, fine to medium sand	10	S-2	SS	18	7 10 15	25	
	352.8	Boring terminated at 11.5'. Percolation test performed. Boring backfilled with cuttings and surface patched with asphalt.	11						
			12						
			13						
			14						
			15						
			16						
			17						
			18						
			19						
			20						

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LANGAN

Log of Boring **LP-3** Sheet 1 of 1

Project: Mixed Use Development	Project No.: 700040901
Location: Birch Street & State College Blvd	Elevation and Datum: Approx. 371.1 Project Datum
Drilling Company: Martini Drilling	Date Started: 3/2/15 / Date Finished: 3/2/15
Drilling Equipment: CME 75	Completion Depth: 16.5 ft / Rock Depth: -
Size and Type of Bit: 6 in HSA	Number of Samples: Disturbed 2, Undisturbed -, Core -
Casing Diameter (in): - / Casing Depth (ft): -	Water Level (ft.): First - , Completion - , 24 HR. -
Casing Hammer: - / Weight (lbs): - / Drop (in): -	Drilling Foreman: Gene Golar
Sampler: 2 in O.D. split spoon / 3 in O.D. Cal Mod	Inspecting Engineer: Karinna Diaz
Sampler Hammer: Auto / Weight (lbs): 140 lbs / Drop (in): 30	

Material Symbol	Elev. (ft)	Sample Description	Depth Scale	Sample Data: Number	Type	Recov. (in)	Penetr. resist BL/6in	N-Value (Blows/ft) 10 20 30 40	Remarks (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, etc.)
	371.1	Brown, clayey fine to medium SAND, some silt (SC-SM), slightly moist	0						Hand auger to 5 ft. Drilled to 10 ft. Percolation test at 16.5 ft.
	361.1	Stiff, brown, sandy CLAY, some silt (CL), slightly moist, fine to medium sand	10	S-1	SS	8	4 7 9	16	
		Stiff, brown, sandy CLAY, some silt, (CL), slightly moist, fine to medium sand	15	S-2	SS	18	2 5 6	11	
	354.6	Boring terminated at 16.5'. Percolation test performed. Boring backfilled with cuttings and surface patched with asphalt.	20						

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APPENDIX C
Percolation Test Results

PERCOLATION TEST DATA SHEET

LANGAN

Project:	Mixed-Use Development, Birch Street and State College				Project No.:	700040901	Date of Test:	2/27/2015	
Test Hole No.:	LP-1				Tested By:	KED			
Depth of Test Hole (ft):	11.5				USCS Soil Classification:		clayey fine to medium SAND, some silt (SC-SM) to silty fine to medium SAND, trace clay (SM)		
Casing Depth (ft):	10' PVC Pipe; Perforated in Bottom 5'				Test Hole Diameter (in):		6		
Trial No.	Date	Time of Measurement	Initial Depth to Water (ft)	Time of Measurement	Final Depth to Water (ft)	Time Interval (min)	Change in Water Level (in)	Percolation Rate (min/in)	Infiltration Rate (in/hr)
Presoak	2/27/2015	8:57 AM	4.72	11:32 AM	8.52	155	45.60	3.40	
Sandy soil criteria 1	2/27/2015	11:32 AM	8.52	11:57 AM	9.72	25	14.40	1.74	
Sandy soil criteria 2	2/27/2015	12:07 PM	4.10	12:32 PM	5.21	25	13.32	1.88	
1	2/27/2015	12:32 PM	5.21	12:42 PM	5.53	10	3.84	2.60	
2	2/27/2015	12:42 PM	5.53	12:52 PM	5.80	10	3.24	3.09	
3	2/27/2015	12:52 PM	5.80	1:02 PM	6.06	10	3.12	3.21	
4	2/27/2015	1:02 PM	6.06	1:12 PM	6.31	10	3.00	3.33	
5	2/27/2015	1:12 PM	6.31	1:22 PM	6.53	10	2.64	3.79	
6	2/27/2015	1:22 PM	6.53	1:32 PM	6.75	10	2.64	3.79	0.40

Comments:

1. Percolation test was performed in accordance with the Orange County Public Works' "Exhibit 7.III Technical Guidance Document (TGD) for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs)"dated 20 December 2013
2. Per the procedures for shallow percolation tests in sandy soils, measurements were taken in 10-minute intervals for an hour after sandy soil criteria was met.
3. Weather: Partly cloudy, 65° F

PERCOLATION TEST DATA SHEET

LANGAN

Project:	Mixed-Use Development, Birch Street and State College Boulevard				Project No.:	700040901	Dateof Test:	2/27/2015	
Test Hole No.:	LP-2				Tested By:	KED			
Depth of Test Hole (ft):	11.5				USCS Soil Classification:		silty fine to medium SAND, some clay (SM-SC) to sandy CLAY, some silt (CL)		
Casing Depth (ft):	10' PVC Pipe; Perforated in Bottom 5'				Test Hole Diameter (in):		6		
Trial No.	Date	Time of Measurement	Initial Depth to Water (ft)	Time of Measurement	Final Depth to Water (ft)	Time Interval (min)	Change in Water Level (in)	Percolation Rate (min/in)	Infiltration Rate (in/hr)
Presoak	2/27/2015	8:18 AM	3.89	10:30 AM	6.19	132	27.60	4.78	
Sandy soil criteria 1	2/27/2015	10:30 AM	6.19	10:55 AM	6.98	25	9.48	2.64	
Sandy soil criteria 2	2/27/2015	10:55 AM	6.98	11:20 AM	7.73	25	9.00	2.78	
1	2/27/2015	11:20 AM	7.73	11:30 AM	7.98	10	3.00	3.33	
2	2/27/2015	11:30 AM	7.98	11:40 AM	8.21	10	2.76	3.62	
3	2/27/2015	11:40 AM	8.21	11:50 AM	8.41	10	2.40	4.17	
4	2/27/2015	11:50 AM	8.41	12:00 PM	8.56	10	1.80	5.56	
5	2/27/2015	12:00 PM	8.56	12:10 PM	8.71	10	1.80	5.56	
6	2/27/2015	12:10 PM	8.71	12:20 PM	8.87	10	1.92	5.21	0.51

Comments:

1. Percolation test was performed in accordance with the Orange County Public Works' "Exhibit 7.III Technical Guidance Document (TGD) for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs)'"dated 20 December 2013
2. Per the procedures for shallow percolation tests in sandy soils, measurements were taken in 10-minute intervals for an hour after sandy soil criteria was met.
3. Weather: Partly cloudy, 65° F

PERCOLATION TEST DATA SHEET

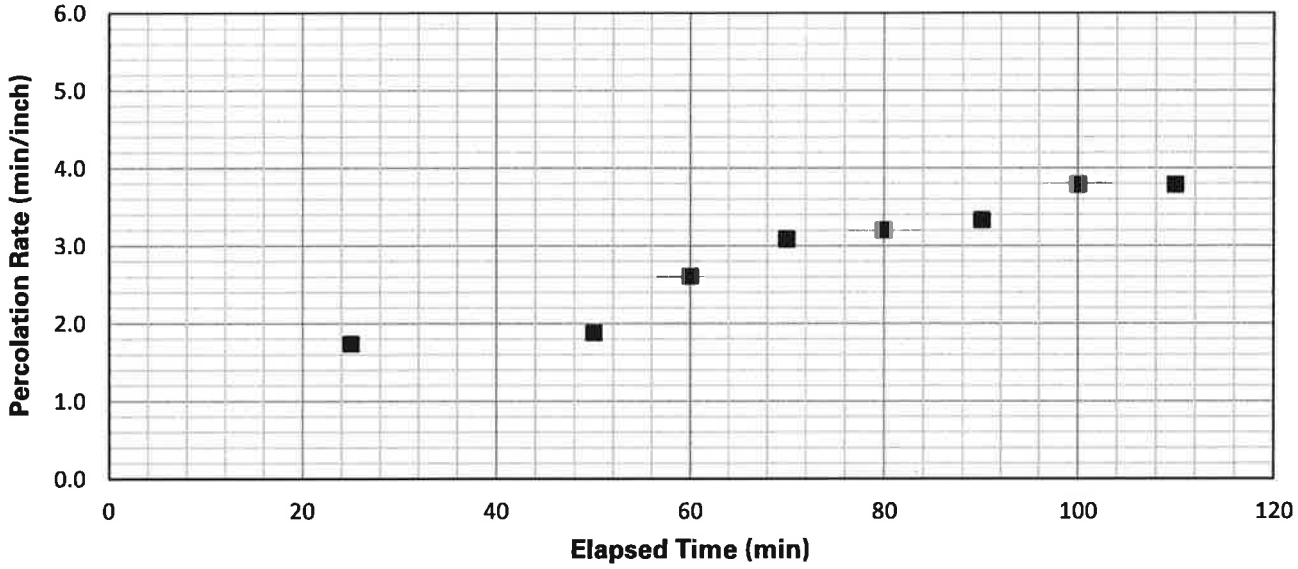
LANGAN

Project:	Mixed-Use Development, Birch Street and State College Boulevard				Project No.:	700040901	Date of Test:	2/27/2015	
Test Hole No.:	LP-3				Tested By:	KED			
Depth of Test Hole (ft):	16.5				USCS Soil Classification:		sandy CLAY, some silt (CL)		
Casing Depth (ft):	15' PVC Pipe; Perforated in Bottom 5'				Test Hole Diameter (in):		6		
Trial No.	Date	Time of Measurement	Initial Depth to Water (ft)	Time of Measurement	Final Depth to Water (ft)	Time Interval (min)	Change in Water Level (in)	Percolation Rate (min/in)	Infiltration Rate (in/hr)
Presoak	2/27/2015	7:27 AM	4.51	9:27 AM	6.45	120	23.28	5.15	
Sandy soil criteria 1	2/27/2015	9:27 AM	6.45	9:52 AM	7.12	25	8.04	3.11	
Sandy soil criteria 2	2/27/2015	9:52 AM	7.12	10:17 AM	7.77	25	7.80	3.21	
1	2/27/2015	10:17 AM	7.77	10:27 AM	7.98	10	2.52	3.97	
2	2/27/2015	10:27 AM	7.98	10:37 AM	8.16	10	2.16	4.63	
3	2/27/2015	10:37 AM	8.16	10:47 AM	8.28	10	1.44	6.94	
4	2/27/2015	10:47 AM	8.28	10:57 AM	8.44	10	1.92	5.21	
5	2/27/2015	10:57 AM	8.44	11:07 AM	8.58	10	1.68	5.95	
6	2/27/2015	11:07 AM	8.58	11:17 AM	8.72	10	1.68	5.95	0.16

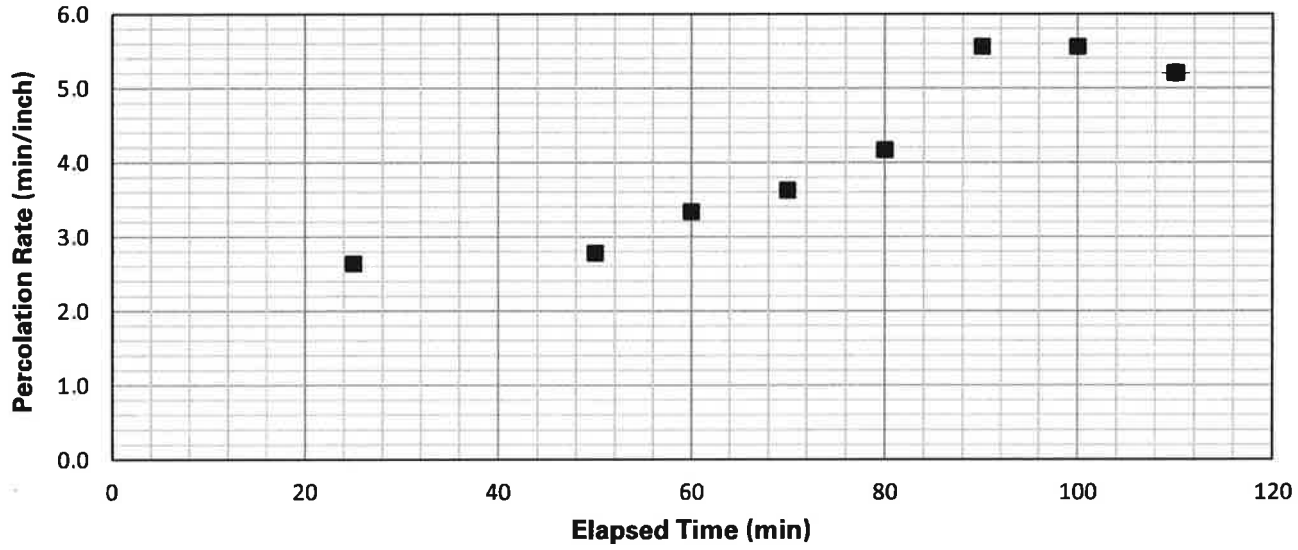
Comments:

1. Percolation test was performed in accordance with the Orange County Public Works' "Exhibit 7.III Technical Guidance Document (TGD) for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs)'"dated 20 December 2013
2. Per the procedures for shallow percolation tests in sandy soils, measurements were taken in 10-minute intervals for an hour after sandy soil criteria was met.
3. Weather: Partly cloudy, 65° F

LP-1



LP-2

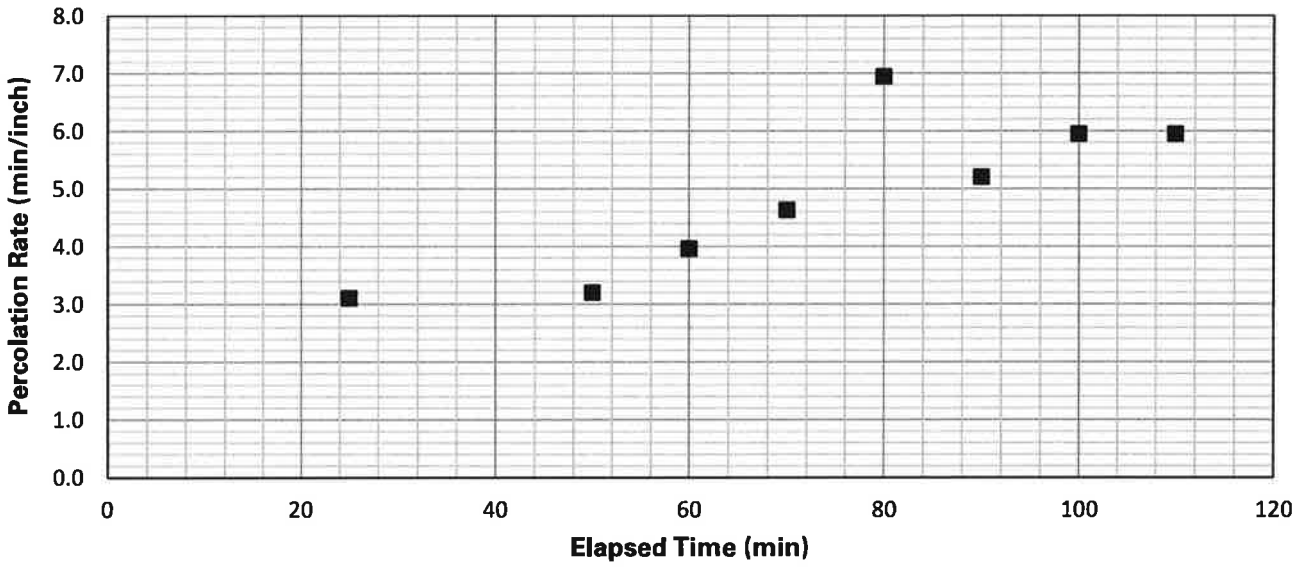


1. LP-1 and LP-2 percolation tests were performed approximately 11.5 feet below existing grade.
2. Refer to Figure 3 for percolation test locations.

LANGAN 32 Executive Park, Suite 130 Irvine, CA 92614 P: 949.255.8640 F: 949.255.8641 www.langan.com Langan Engineering & Environmental Services, Inc.	Project **MIXED-USE DEVELOPMENT** **BIRCH STREET AND STATE COLLEGE BOULEVARD** BREA ORANGE COUNTY CALIFORNIA	Title **PERCOLATION TEST RESULTS: LP-1 and LP-2**	Project No. 700040901 Date 24 APRIL 2015 Scale N/A Prepared By: DS

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LP-3



1. LP-3 percolation test was performed approximately 16.5' below exisiting grade.
2. Refer to Figure 3 for percolation test locations.

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APPENDIX D
Laboratory Test Results

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DENSITY TESTS

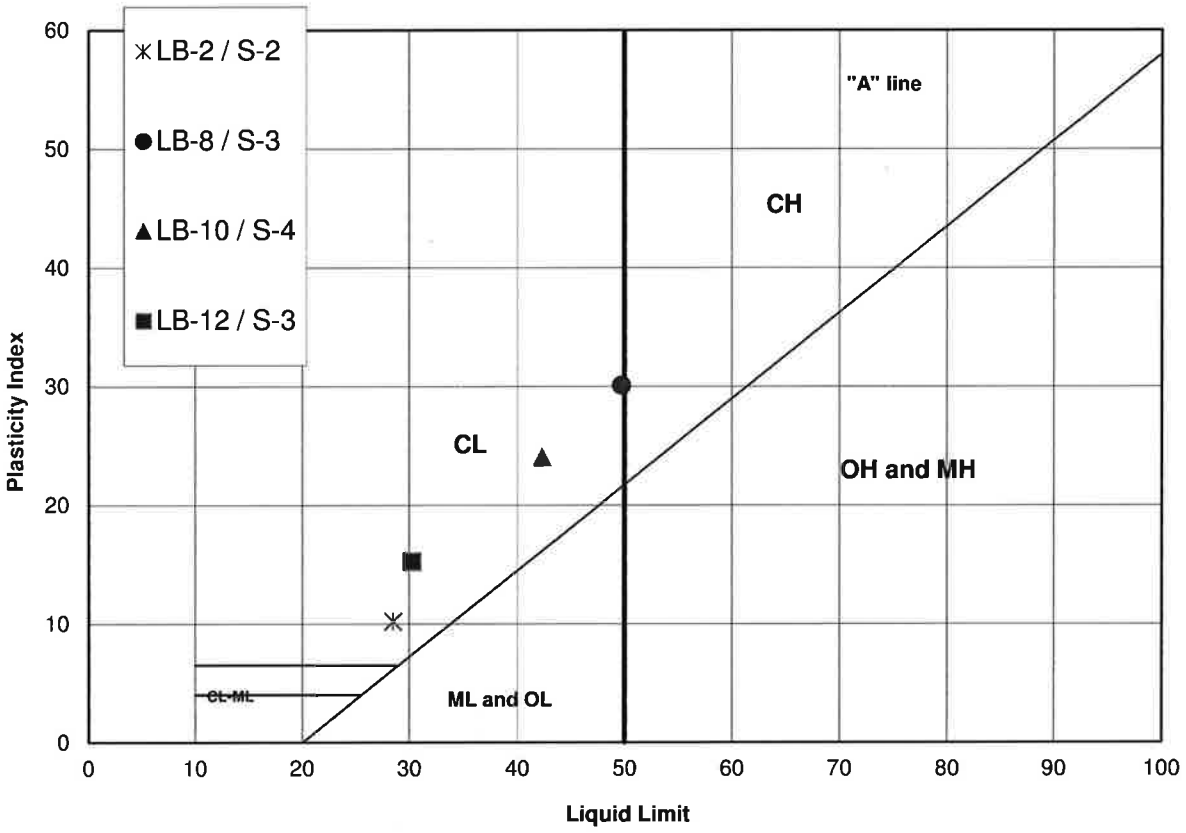
PROJECT Langan # 700040901 **GLA JOB NO.** 2012-0057 **BY** LD **DATE** 03/10/15

Sample No.	LB-1 / S-3	LB-2 / S-2	LB-2 / S-7	LB-4 / S-1	LB-5 / S-10	LB-5 / S-11	LB-6 / S-1	LB-7 / S-2
Depth (ft)	10.0	7.5	30.0	5.0	45.0	47.0	5.0	7.5
Testing								
Soil Type	Brown, F.M. Clayey Sand	Brown, F.M. Clayey Sand	Brown, F.C. Silty Clayey Sand	D. Brown, Clay	Brown, F. Clayey Sand	Brown, F. Sandy Clay	Brown, F. Clayey Sand	Brown, F.M. Clayey Sand
Wet+Tare			1245.4	1039.6		980.3	750.0	
No. Ring			6	5		5	4	
Wet Weight								
Dry Weight								
Wet density								
% Water	13.4	15.4	8.3	15.6	27.6	22.5	6.6	10.4
Dry Density			127.1	119.3		104.5	113.4	
O.B.Press(psf)								

Sample No.	LB-7 / S-5	LB-8 / S-3	LB-10 / S-4	LB-10 / S-8	LB-11 / S-3	LB-11 / S-9	LB-12 / S-3	LB-12 / S-5
Depth (ft)	20.0	10.0	15.0	35.0	10.0	40.0	10.0	20.0
Testing								
Soil Type	Brown, F.M. Clayey Sand	Brown, Sandy Clay	Brown, Sandy Clay	Brown, F.M. Clayey Sand	Brown, F.M. Clayey Sand	Brown, F.M. Clayey Sand	Brown, F.M. Clayey Sand	L. Brown, F.M. Clayey Sand
Wet+Tare	1241.6			1179.6	967.4			1196.5
No. Ring	6			6	5			6
Wet Weight								
Dry Weight								
Wet density								
% Water	13.2	15.7	14.5	10.4	9.7	14.8	13.1	11.6
Dry Density	121.1			116.4	114.8			117.3
O.B.Press(psf)								

Geo-Logic ASSOCIATES

PLASTICITY INDEX _ ASTM D4318



Sample	Depth	LL	PL	PI	USCS	Material Description
LB-2 / S-2		28	18	10	CL	
LB-8 / S-3		50	20	30	CL	
LB-10 / S-4		42	18	24	CL	
LB-12 / S-3		30	15	15	CL	

Job Name: Langan # 700040901 Date: 3/10/15

Job No.: 2012-0057

WASH #200 SIEVE - ASTM D 1140-92

Job Name Langan # 700040901 Date 3-9-15

Job No. 2012-0057 By LD

Sample	LB-2/S-2 @ 7.5'	**Sample**	LB-8/S-3 @ 10'	**Sample**	LB-10/S-4 @ 15'
Soil Type	SC	Soil Type	CL	Soil Type	CL
% water	15.4	% water	15.7	% water	14.5
Wet weight	209.3	Wet weight	133	Wet weight	156.2
Dry weight	181.4	Dry weight	115.0	Dry weight	136.4
+ 200 sieve	105.2	+ 200 sieve	47	+ 200 sieve	29.9
% Retained	58.0	% Retained	40.9	% Retained	21.9
%Pass. #200	**42**	**%Pass. #200**	**59**	**%Pass. #200**	**78**

Sample	LB-12/S-3 @10'	**Sample**	LP-1/S-1 @10'	**Sample**	LP-3/S-2 @15'
Soil Type	SC	Soil Type	SM	Soil Type	CL
% water	13.1	% water	11.5	% water	15.6
Wet weight	199.8	Wet weight	212.9	Wet weight	194.2
Dry weight	176.7	Dry weight	190.9	Dry weight	168.0
+ 200 sieve	122.3	+ 200 sieve	128.5	+ 200 sieve	61.5
% Retained	69.2	% Retained	67.3	% Retained	36.6
%Pass. #200	**31**	**%Pass. #200**	**33**	**%Pass. #200**	**63**

Sample		**Sample**		**Sample**	
Soil Type		Soil Type		Soil Type	
% water		% water		% water	
Wet weight		Wet weight		Wet weight	
Dry weight		Dry weight		Dry weight	
+ 200 sieve		+ 200 sieve		+ 200 sieve	
% Retained		% Retained		% Retained	
%Pass. #200		**%Pass. #200**		**%Pass. #200**	

Sample		**Sample**		**Sample**	
Soil Type		Soil Type		Soil Type	
% water		% water		% water	
Wet weight		Wet weight		Wet weight	
Dry weight		Dry weight		Dry weight	
+ 200 sieve		+ 200 sieve		+ 200 sieve	
% Retained		% Retained		% Retained	
%Pass. #200		**%Pass. #200**		**%Pass. #200**	

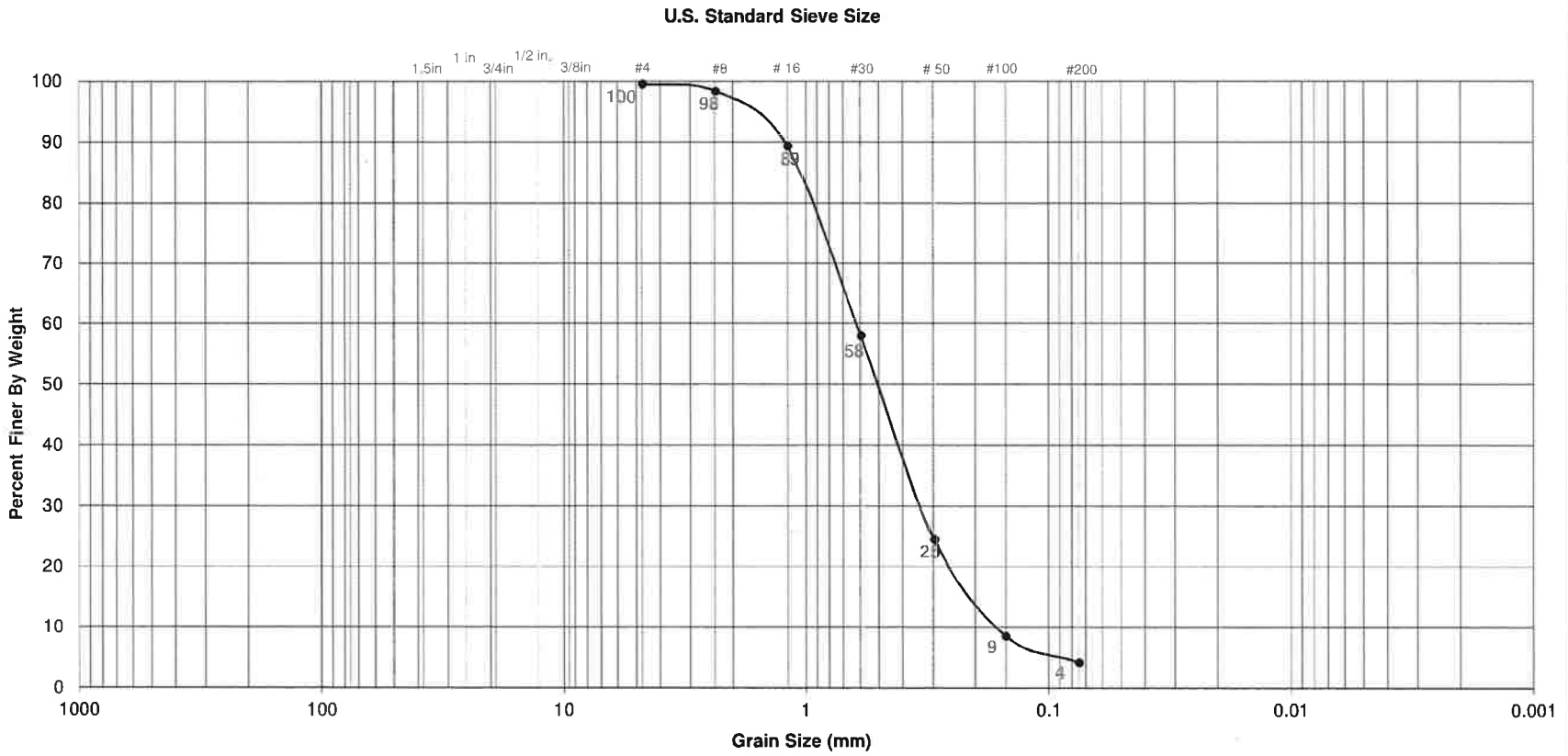
Geo-Logic ASSOCIATES

Langan Engineering # 700040901

GRAIN SIZE ANALYSIS - ASTM D 422

GLA # 2012-0057

Date: 3/11/15



Boring / Sample No.	Initial Dry Density (pcf)	Initial Moist. (%)	Test Dry Density (pcf)	% Passing No. 200 Sieve	Sand Equivalent (ASTM D2419)	LL	PL	PI	Unified Soil Class.	Description
LB-1/S-5 @ 20'									**SP**	

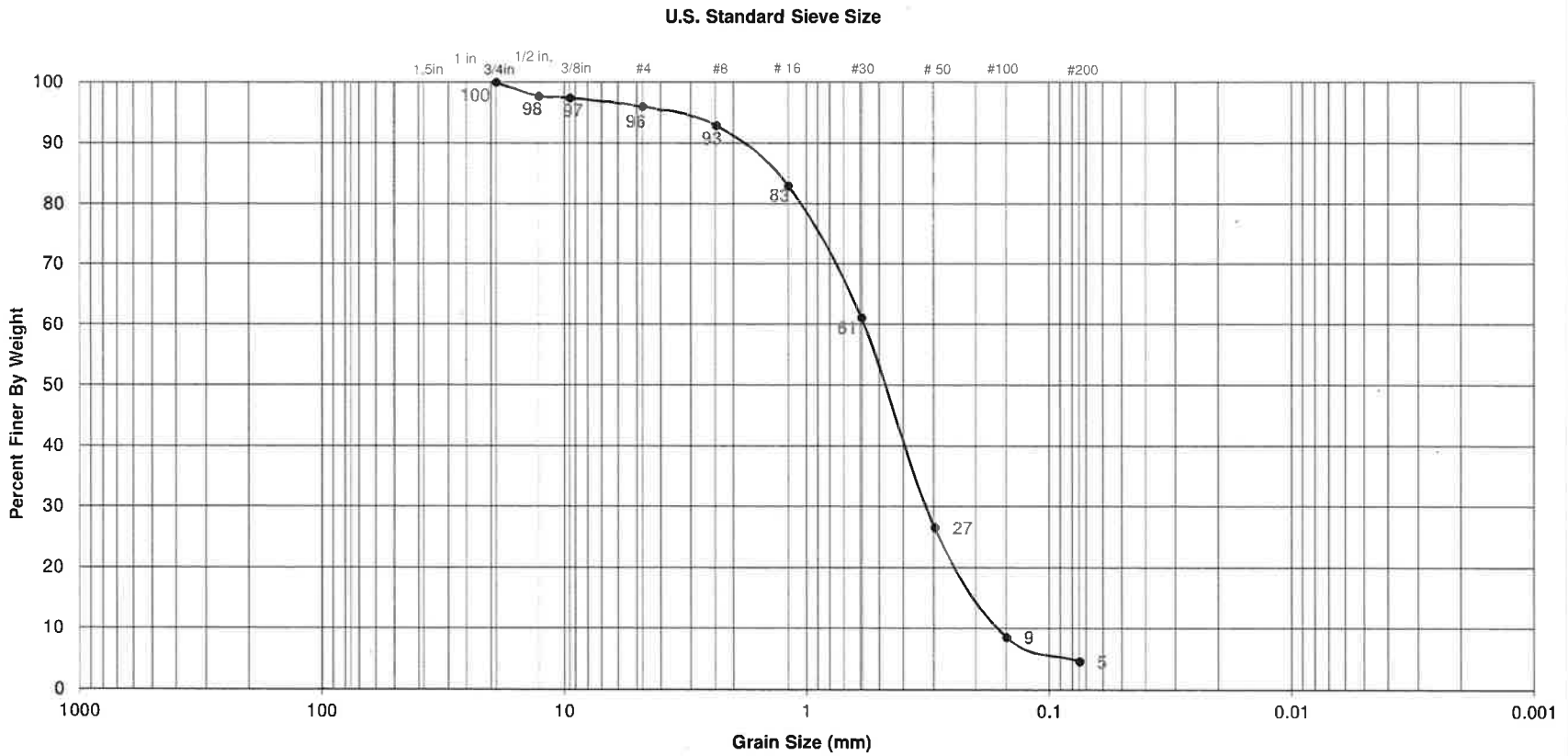
Geo-Logic ASSOCIATES

Langan Engineering # 700040901

GRAIN SIZE ANALYSIS - ASTM D 422

GLA # 2012-0057

Date: 3/11/15



Boring / Sample No.	Initial Dry Density (pcf)	Initial Moist. (%)	Test Dry Density (pcf)	% Passing No. 200 Sieve	Sand Equivalent (ASTM D2419)	LL	PL	PI	Unified Soil Class.	Description
LB-6/S-4 @ 15'									**SP**	

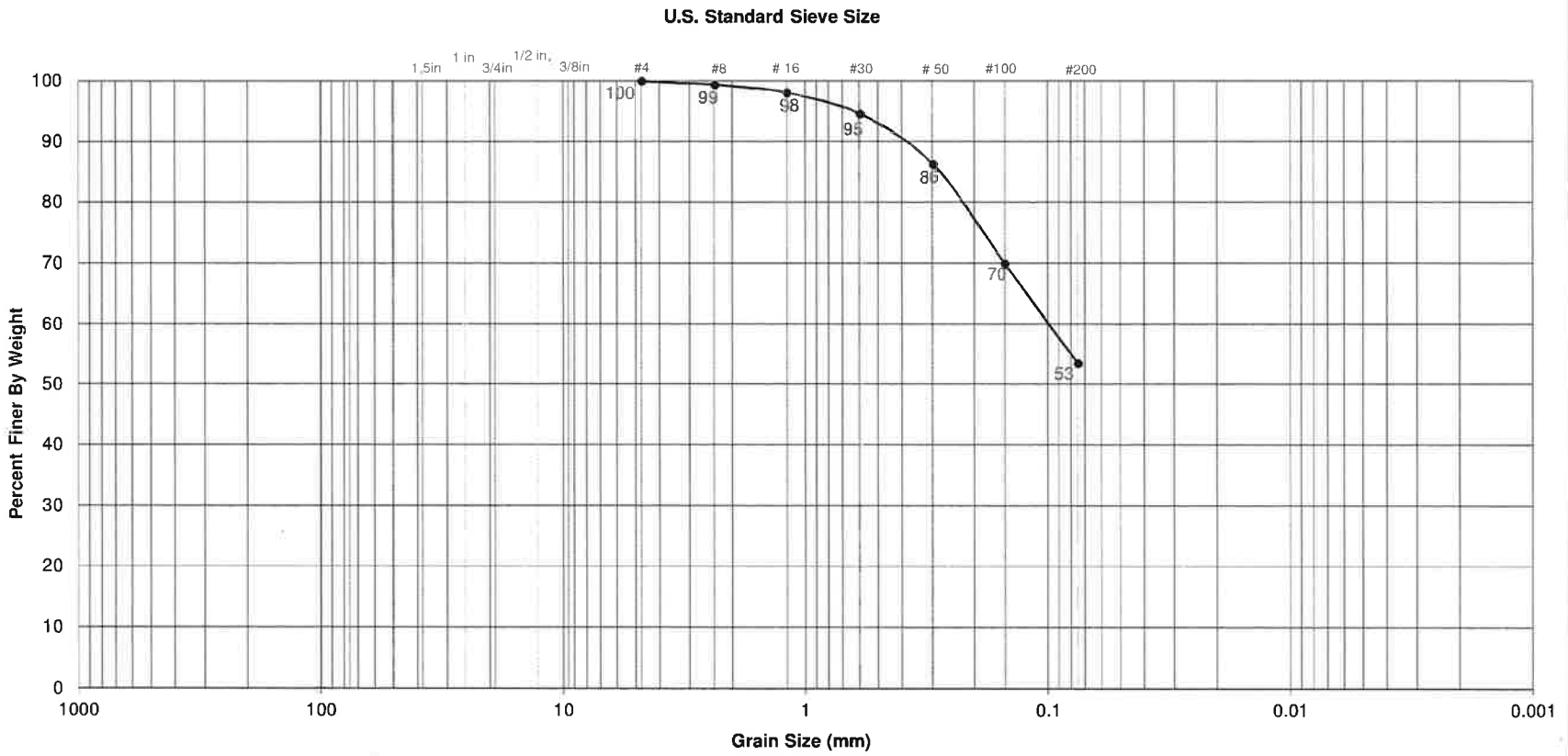
Geo-Logic ASSOCIATES

Langan Engineering # 700040901

GRAIN SIZE ANALYSIS - ASTM D 422

GLA # 2012-0057

Date: 3/11/15



Boring / Sample No.	Initial Dry Density (pcf)	Initial Moist. (%)	Test Dry Density (pcf)	% Passing No. 200 Sieve	Sand Equivalent (ASTM D2419)	LL	PL	PI	Unified Soil Class.	Description
LB-7/B-1 @ 0 - 5'									**CL**	

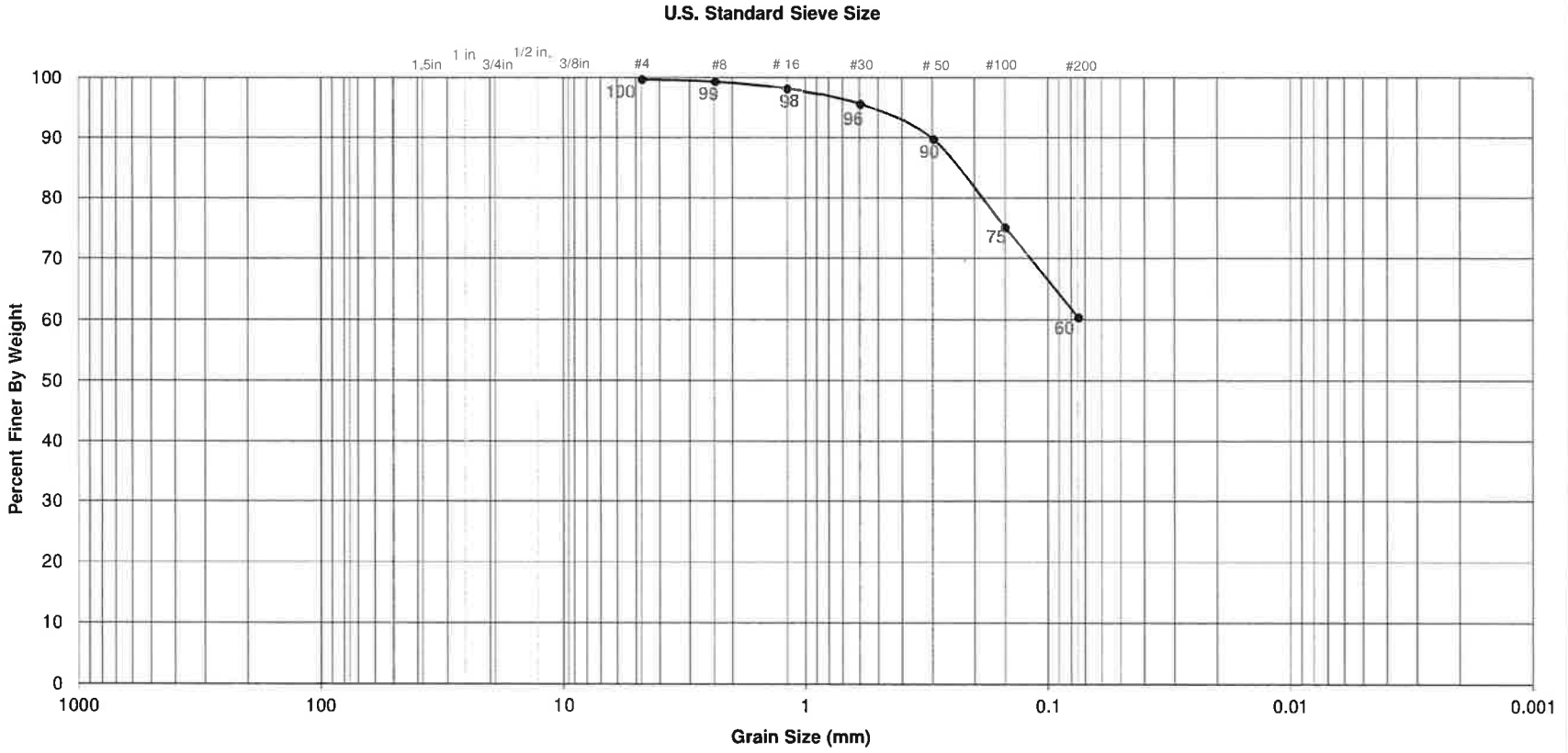
Geo-Logic ASSOCIATES

Langan Engineering # 700040901

GRAIN SIZE ANALYSIS - ASTM D 422

GLA # 2012-0057

Date: 3/9/15



Boring / Sample No.	Initial Dry Density (pcf)	Initial Moist. (%)	Test Dry Density (pcf)	% Passing No. 200 Sieve	Sand Equivalent (ASTM D2419)	LL	PL	PI	Unified Soil Class.	Description
LP-2/S-2 @ 10'									**CL**	

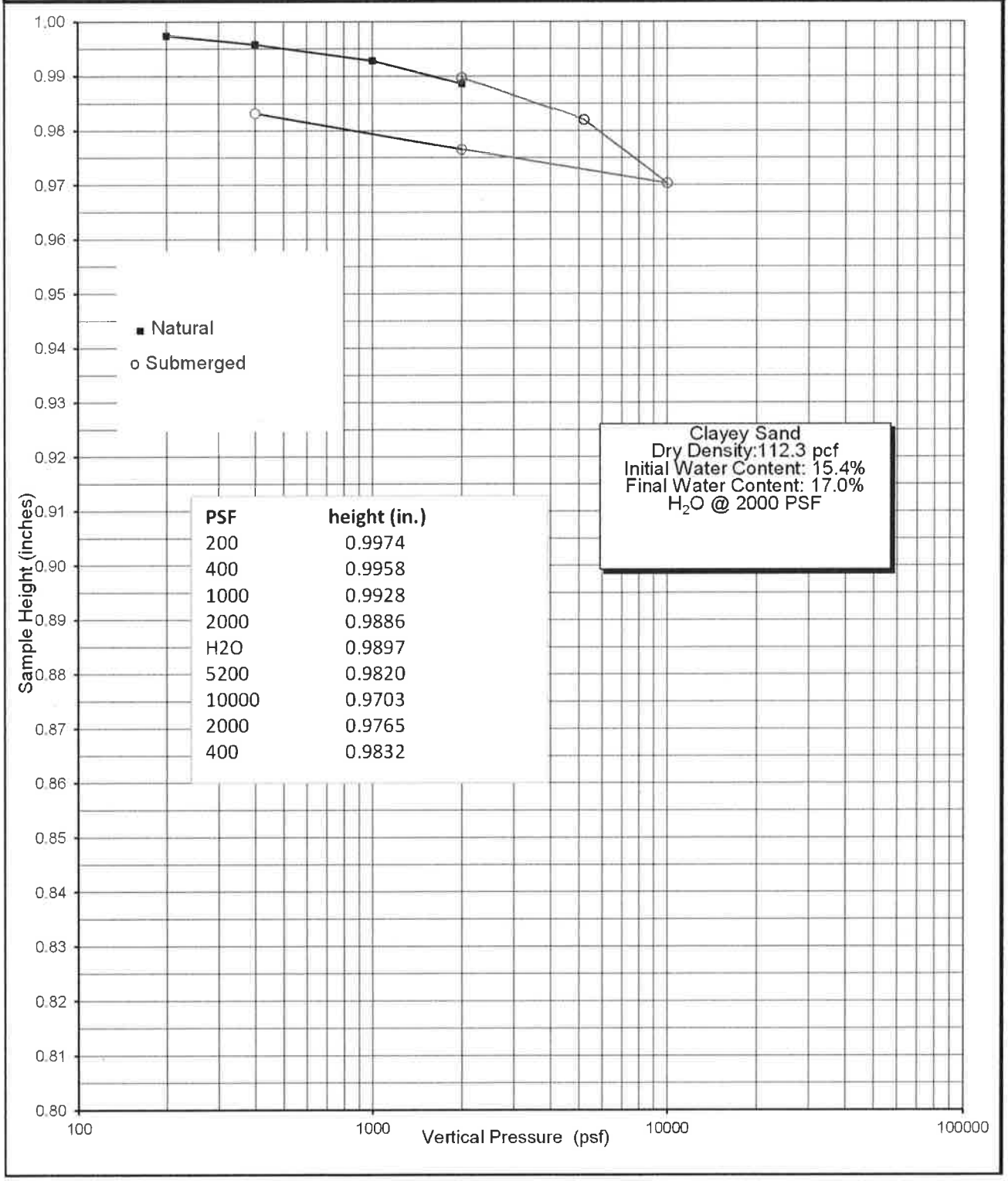
Geo-Logic ASSOCIATES

Langan # 700040901

CONSOLIDATION TEST - ASTM D2435

Job No. 2012-0057

Boring / Sample No.	LB-2 / S-2	Depth:	7.5'	Date	03-05-15



PSF	height (in.)
200	0.9974
400	0.9958
1000	0.9928
2000	0.9886
H2O	0.9897
5200	0.9820
10000	0.9703
2000	0.9765
400	0.9832

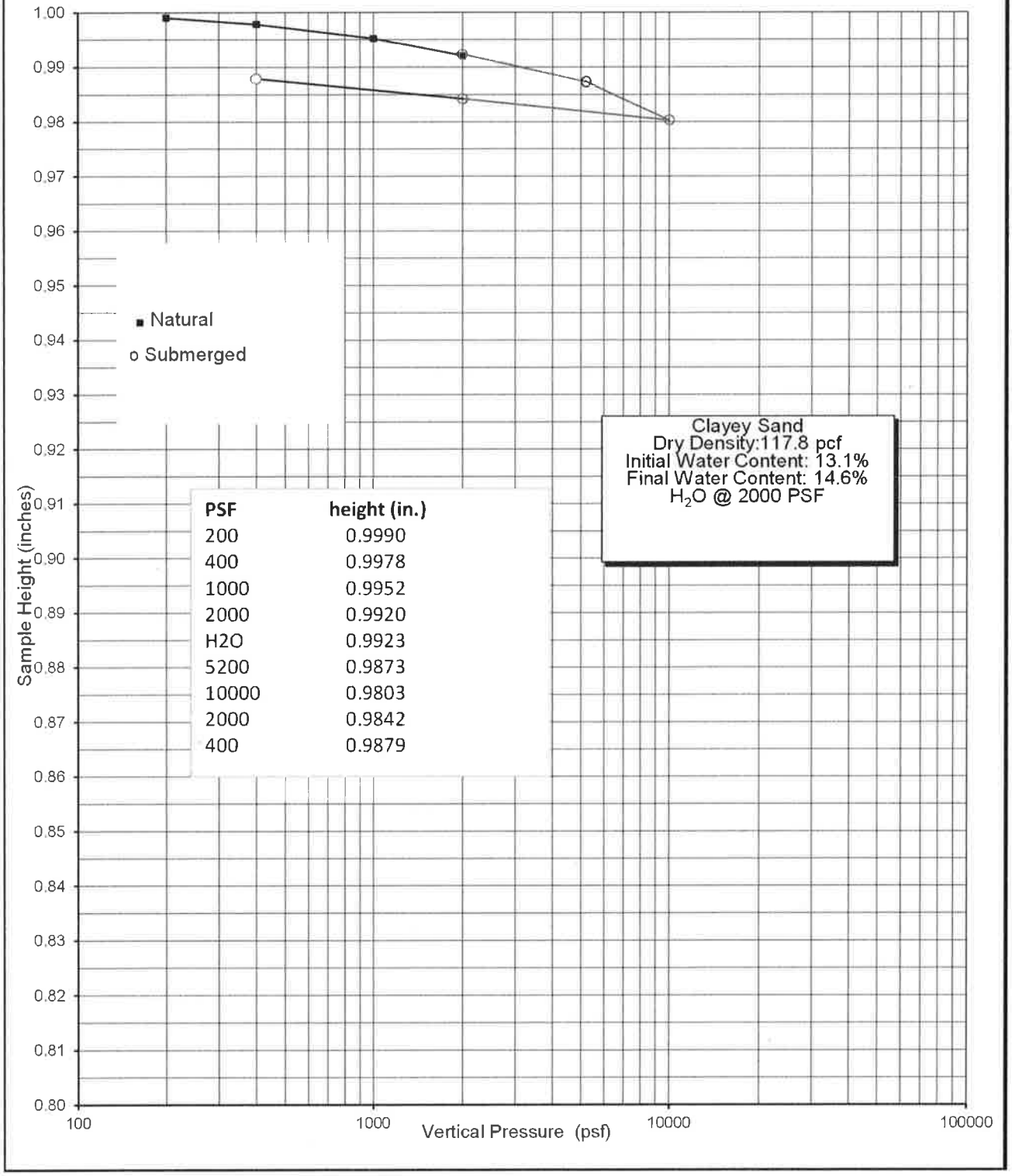
Geo-Logic ASSOCIATES

Langan # 700040901

CONSOLIDATION TEST - ASTM D2435

Job No. 2012-0057

Boring / Sample No.	LB-12 / S-3	Depth:	10.0'	Date	03-05-15



Geo-Logic ASSOCIATES

EXPANSION INDEX - UBC 18-2 & ASTM D 4829-88

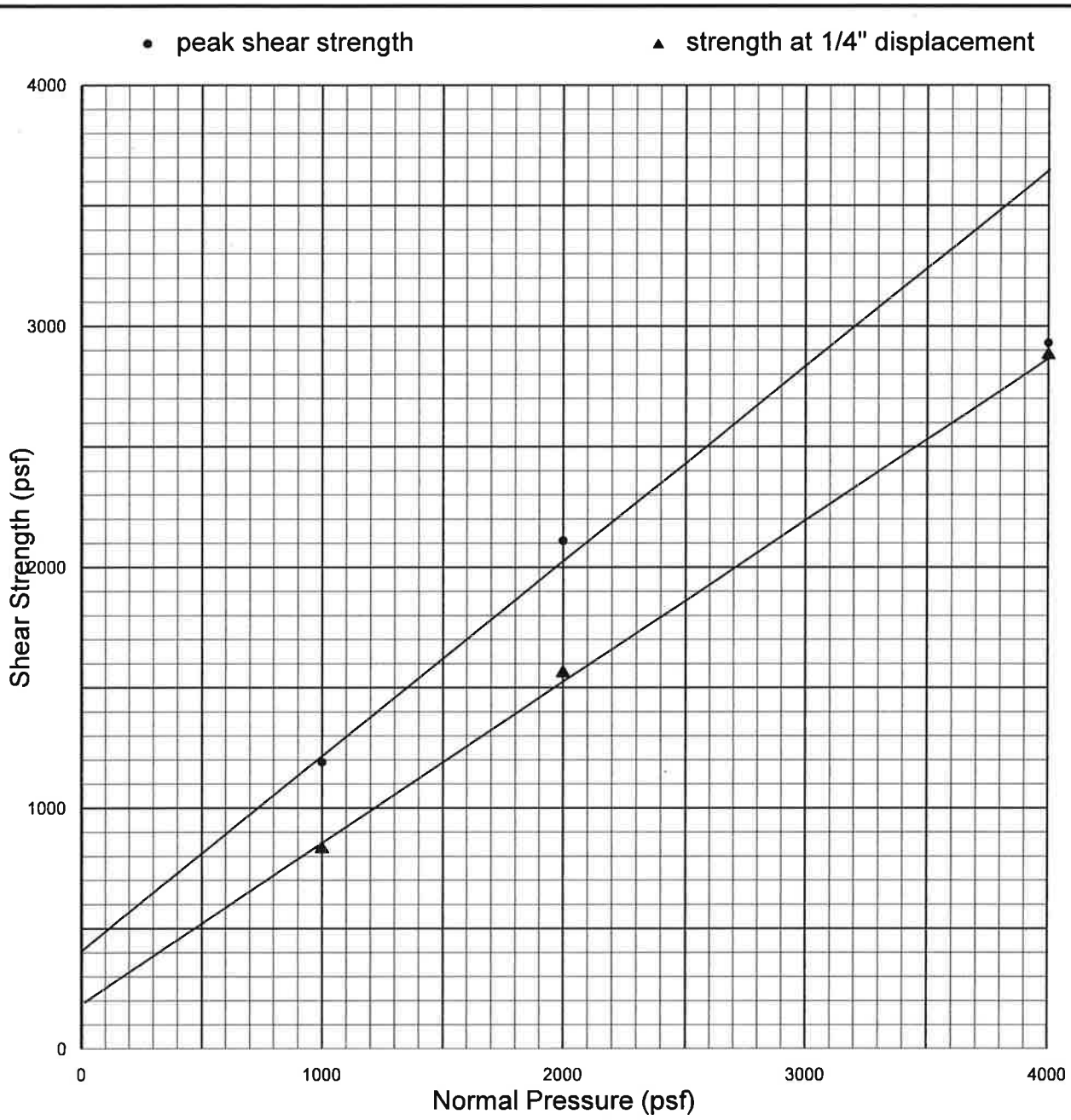
PROJECT Langan # 700040901 JOB NO. 2012-0057

Sample	LB9/B1 & LB6/B1		By LD		Sample			By	
Sta. No.					Sta. No.				
Soil Type	Brown, F.M. Clayey Sand				Soil Type				
Date	Time	Dial Reading	Wet+Tare	615.9	Date		Dial Reading	Wet+Tare	
3/9/2015	16:00	0.3421	Tare	218				Tare	
		H2O	Net Weight	397.9				Net Weight	
3/10/2015	12:00	0.305	% Water	10				% Water	
			Dry Dens.	109.6				Dry Dens.	
			% Max					% Max	
			Wet+Tare	653.8				Wet+Tare	
			Tare	218				Tare	
			Net Weight	435.8				Net Weight	
INDEX	37	3.7%	% Water	20.5	**INDEX**			% Water	

Sample			By		Sample			By	
Sta. No.					Sta. No.				
Soil Type					Soil Type				
Date		Dial Reading	Wet+Tare		Date		Dial Reading	Wet+Tare	
			Tare					Tare	
			Net Weight					Net Weight	
			% Water					% Water	
			Dry Dens.					Dry Dens.	
			% Max					% Max	
			Wet+Tare					Wet+Tare	
			Tare					Tare	
			Net Weight					Net Weight	
INDEX			% Water		**INDEX**			% Water	

Geo-Logic ASSOCIATES

DIRECT SHEAR TEST - ASTM D-3080



Strain Rate: 0.0042 in. / min.

Sample	Type	Description	Dry Density (pcf)	Initial W.C. (%)	Final W.C. (%)
LB-4/S-2 @ 7.5'	Undisturbed & Saturated	Clayey Sand	118.7	14.3	17.0

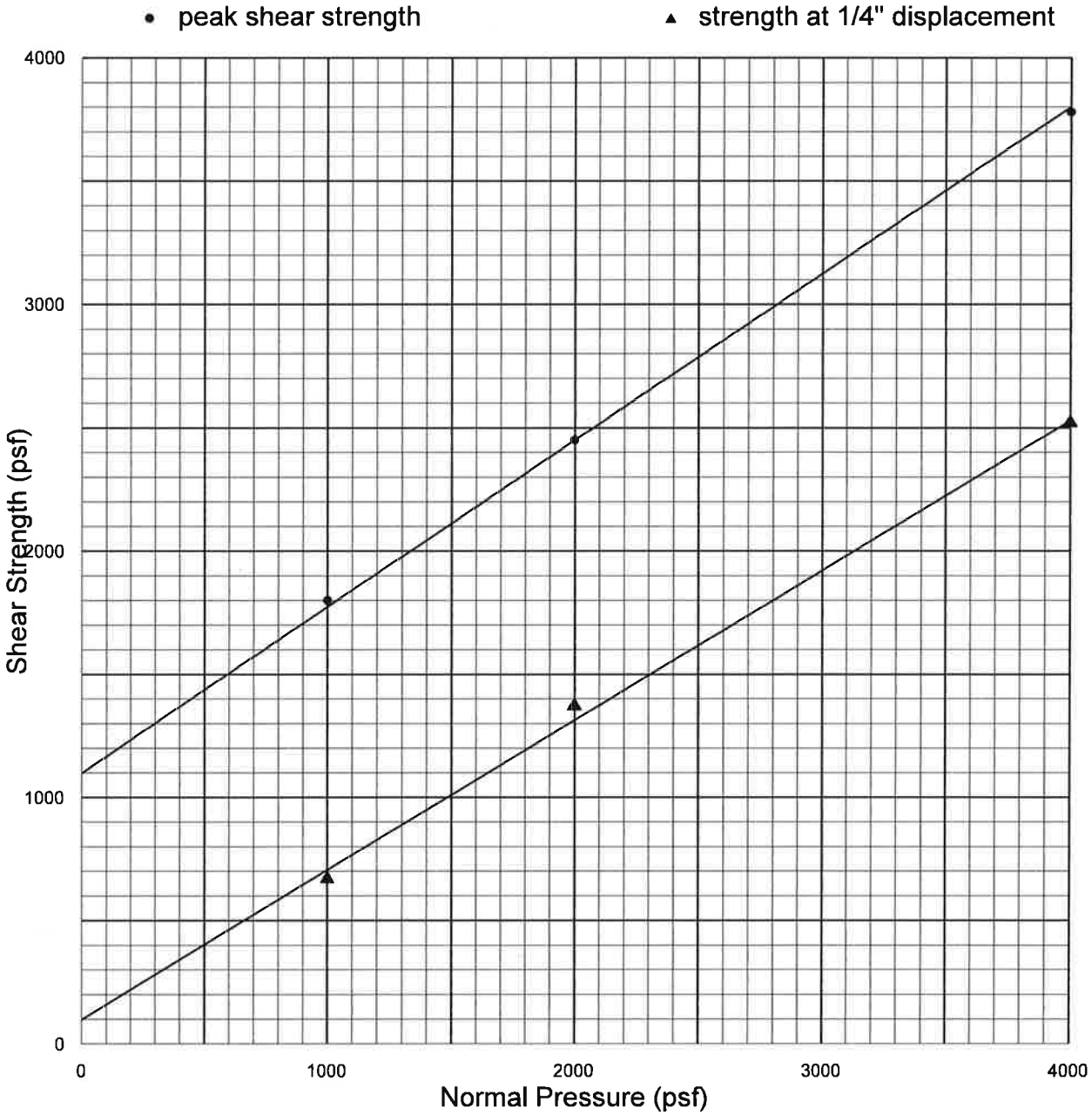
Normal Pressure (psf)	Peak Shear Strength (psf)	Ultimate Shear Strength (psf)
1000	1190 @ 0.0800"	830
2000	2110 @ 0.0850"	1560
4000	2930 @ 0.1700"	2880
	C = 400 psf	C = 200 psf
	ϕ = 39 deg.	ϕ = 34 deg.

Date: 03-12-15

Langan # 700040901

DIRECT SHEAR TEST - ASTM D-3080

GLA No. 2012-0057



Strain Rate: 0.0042 in. / min.

Sample	Type	Description	Dry Density (pcf)	Initial W.C. (%)	Final W.C. (%)
LB-6/S-5 @ 20'	Undisturbed & Saturated	Clayey Sand	115.2	16.6	20.9

Normal Pressure (psf)	Peak Shear Strength (psf)	Ultimate Shear Strength (psf)
1000	1800 @ 0.0400"	670
2000	2450 @ 0.0450"	1370
4000	3780 @ 0.0650"	2520
	C = 1100 psf	C = 100 psf
	ϕ = 34 deg.	ϕ = 31 deg.

Date: 03-12-15

GeoLogic Associates

Langan Engineering # 700040901 SOIL TEST RESULTS *Job No. 2012-0057*

SAMPLE NO.:	LB-1 / B-1																	
DESCRIPTION	Clayey Sand																	
DIRECT SHEAR TEST (type)																		
Initial Moisture Content %																		
Dry Density (pcf)																		
Normal Stress (psf)																		
Peak Shear Stress (psf)																		
Ultimate Shear Stress (psf)																		
Cohesion (psf)																		
Internal Friction Angle (degrees)																		
EXPANSION TEST UBC STD 18-2																		
Initial Dry Density (pcf)																		
Initial Moisture Content %																		
Final Moisture Content %																		
Pressure (psf)																		
Expansion Index / Swell %																		
CORROSIVITY TEST																		
Resistivity (CTM643) (ohm-cm)	1400																	
pH (CTM643)	7.5																	
CHEMICAL TESTS																		
Soluble Sulfate (CTM 417) (ppm)	247																	
Chloride Content (CTM 422) (ppm)	158																	
Wash #200 Sieve (ASTM-1140) %																		
Sand Equivalent (ASTM D2419)																		

Geo-Logic ASSOCIATES

'R' VALUE CA 301

Client: Langan Engineering Date: 3/10/15 By: LD

Client's Job No.: **700040901** Sample No.: LB-7 / B-1 @ 0-5'

GLA Reference: 2012-0057 Soil Type: Brown, F.M. Sandy Clay

TEST SPECIMEN		A	B	C	D
Compactor Air Pressure	psi	**150**	**50**	**70**	
Initial Moisture Content	%	**6.8**	**6.8**	**6.8**	
Water Added	ml	**60**	**90**	**75**	
Moisture at Compaction	%	12.1	14.8	13.5	
Sample & Mold Weight	gms	**3181**	**3156**	**3206**	
Mold Weight	gms	**2093**	**2101**	**2096**	
Net Sample Weight	gms	1088	1055	1110	
Sample Height	in.	**2.451**	**2.469**	**2.541**	
Dry Density	pcf	119.9	112.8	116.6	
Pressure	lbs	**9440**	**2635**	**4820**	
Exudation Pressure	psi	752	210	384	
Expansion Dial	x 0.0001	**67**	**8**	**41**	
Expansion Pressure	psf	290	35	178	
Ph at 1000lbs	psi	**26**	**57**	**41**	
Ph at 2000lbs	psi	**58**	**126**	**82**	
Displacement	turns	**3.68**	**4.41**	**4.11**	
R' Value		54	13	37	
Corrected 'R' Value		**54**	**13**	**37**	

FINAL 'R' VALUE	
By Exudation Pressure (@ 300 psi):	**27**
By Epansion Pressure :	**25**
TI = 5	

Geo-Logic ASSOCIATES

APPENDIX C

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PARTNER
Engineering and Science, Inc.®



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Brea Corporate Place &
Brea Financial Commons
100, 120, 135, 140, & 145
South State College Boulevard
Brea, California 92821

January 24, 2014
Partner Project No. 13-113609.1



Prepared for:

Hines Interests Limited Partnership
17885 Von Karman, Suite 110
Irvine, California 92614

PARTNER
Engineering and Science, Inc.

January 24, 2014

Mr. Drew Huffman
Hines Interests Limited Partnership
17885 Von Karman, Suite 110
Irvine, California 92614

Subject: Phase I Environmental Site Assessment
Brea Corporate Place & Brea Financial Commons
100, 120, 135, 140, and 145 South State College Boulevard
Brea, California 92821
Partner Project No. 13-113609.1

Dear Mr. Huffman

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 765-7242.

Sincerely,



Arcie Propster
Principal

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Hines Interests Limited Partnership for the property located at 100, 120, 135, 140, and 145 South State College Boulevard in the City of Brea, Orange County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Hines Interests Limited Partnership with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the east and west side of South State College Boulevard within a mixed commercial and residential area of Orange County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Addresses:	100, 120, 135, 140, and 145 South State College Boulevard, Brea, California
Property Use:	Commercial – Office, and deli
Land Acreage (Ac):	28.04 Ac (per the provided ALTA Survey)
Number of Buildings:	5 and a parking structure
Number of Floors:	1 (100); 2 (120); 6 (135); 3 (140); and 6 (145)
Net Rentable Area (SF):	496,543: 15,461 SF (100); 78,056 SF (120); 167,947 SF (135); 72,023 SF (140); and 163,056 SF (145)
Date of Construction:	1988 (100); 1985 (120); 1987 (135); 1983 (140); and 1985 (145)
Assessor's Parcel Number (APN):	319-331-07, -10, -11, -12, -13, -14, and -15, and 319-332-01, -03, and -04
Type of Construction:	Concrete and Steel-framed
Current Tenants:	Vacant (100); Vacant (120); various office tenants and deli (135); vacant and vacant cafeteria(140); and various office tenants (145)
Site Assessment Performed By:	Mr. Tyler Loucks of Partner
Site Assessment Conducted On:	January 10, 2014

The subject property is located at 100, 120, 135, 140, and 145 South State College Boulevard, within the City of Brea, Orange County, California. The subject property consists of ten (10) irregular-shaped parcels of land which totals approximately 28.04-acres. At the time of this assessment, the subject property was developed with five (5) multi-story buildings, totaling approximately 496,543 square feet of rentable space. The subject property is currently occupied by various commercial office tenants. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, a gym, a multi-level parking structure, several water features, a pool, and associated landscaping.

According to available historical sources, the subject property was formerly undeveloped as early as 1927; developed with a former presumed residential structure between 1947 and *circa* 1953; developed with structures presumed to be associated with an adjacent school by 1963; and developed with the present-day structures beginning in 1983.

The immediately surrounding properties consist of former railroad track to the north, beyond which are residential dwellings; East Birch Street to the south, beyond which is the Brea Mall, a commercial office building, and a Claim Jumper restaurant; a commercial office building to the east, beyond which is the California State Route 57; and the Brea Marketplace and residential dwellings to the east.

According to 2002 Case Closure Summery well data from the GeoTracker online database for a site located at 700 East Birch Street, approximately 1,500-feet to the east, and United States Geological Survey topographical maps, the depth and direction of groundwater in the vicinity of the subject property is inferred to be present at approximately 41-feet below ground surface (bgs) and flow is toward the southwest.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- The subject property is identified as US CA FID UST and SPWEEPS UST sites in the regulatory database for 135 South State College Boulevard. According to records reviewed at the Orange County Health Care Agency (OCHCA) and the Brea Fire Department (BFD), one (1) 5,000-gallon UST associated with an

emergency generator was located on the subject property. On June 18, 2008, the UST was removed onsite with the oversight of the BFD, OCHCA, and Atlas Environmental Engineering (AEE). Prior to the removal, the UST was tripled rinsed by a licensed Industrial Hygienist and the rinsate was removed offsite by a licensed contractor. A total of four (4) soil samples were collected beneath the ends of the UST and beneath the associated piping. The soil samples were analyzed by Alpha Scientific Corporation (ASC) for total petroleum hydrocarbons as diesel (TPHd). The laboratory results did not detect TPHd at concentrations exceeding the laboratory detecting limits. Based on the soil analytical results, AEE recommended no further action and requested closure of the UST removal file. One October 9, 2012, the OCHCA determined that no significant soil contamination has occurred. Based on the soil sampling results and the UST case closure from the OCHCA, the former UST is not expected to represent an environmental concern.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- The subject property is identified as HAZNET, RCRA-SQG, and FINDS sites in the regulatory database for addresses 135, 140, and 145 South State College Boulevard. The generation of ignitable, hydrocarbon solvents, benzene, tank bottom waste, chromium, unspecified solvent mixtures, unspecified organic mixtures, unspecified aqueous mixtures, waste oil, photoprocessing waste, non-halogenated solvents, and corrosive wastes from 1993 through 2012. Annual amounts of waste removed from the subject property range from 0.08-tons to 1.28-tons. The majority hazardous waste generated is typical of that associated with general maintenance of large building systems, such as lubricant waste from the chilling towers and/or fuel waste from the observed ASTs associated with emergency generators. The ASTs associated with the generators were observed by Partner to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. No additional evidence of the use of reportable quantities of hazardous substances was observed on the subject property. The tank bottom sludge listing in 2008 corresponds with the former UST removal date. Based on the nature of listing, observed condition, and documented routine removal with the DTSC, these materials generated and/or stored are not expected to represent an environmental concern.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 100, 120, 135, 140, and 145 South State College Boulevard in the City of Brea, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 100, 120, 135, 140, and 145 South State College Boulevard in the City of Brea, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential

exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Hines Interests Limited Partnership engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Hines Interests Limited Partnership. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at http://www.partneresi.com/terms-and-conditions.php.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of a pre-survey questionnaire from the Report User. This information was not provided at the time of the assessment.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable from 1932 to 1938 and 1995 to 2003. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.
- Partner observed approximately 10% of all interior units and all common areas. Based on the size and nature of use of the unobserved units (office), this limited method of survey is not expected to alter the overall findings of this assessment.
- Partner's view of the ground during the site assessment was obstructed due to parked cars. Based on information obtained from other historical sources, this limitation is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located at 100, 120, 135, 140, and 145 South State College Boulevard, within the City of Brea, Orange County, California. The subject property consists of ten (10) irregular-shaped parcels of land which totals approximately 29.96-acres. Current ownership of the subject property is maintained by Morton Acquisition Company and Mills Acquisition Company. North State College Boulevard tracks in a north-south direction through the subject property.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

At the time of this assessment, the subject property was developed with five (5) multi-story buildings, totaling approximately 496,543 square feet of rentable space. The subject property is currently occupied by various commercial office tenants, and a deli. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, a gym, a multi-level parking structure, several water features, a pool, and associated landscaping.

The subject property is designated for commercial and mixed use development by the City of Brea.

The subject property was identified as a Facility and Manifest Data (HAZNET), Resource Conservation and Recovery Act Small Quantity Generator (RCRA-SQG), and Facility Index System (FINDS) site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial and residential area of Orange County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties	
North:	Former railroad tracks; and Residential (810 – 954 Avocado Street)
South:	East Birch Street; Claim Jumper (190 South State College Boulevard); Brea Mall (1065 Brea Mall South)
East:	California State Route 57
West:	Residential (204 – 236 Olive Place); Brea Market Place (975 East Birch Street); and retail shopping (no tenants of concern) (985 East Birch Street)

The adjacent property to the west is identified as a RCRA SQG, FINDS, Orange CO. Industrial Site, DRYCLEANER, HAZNET, and HIST DRYCLEANER site in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *La Habra, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately370-feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the northeast. The subject property is depicted on the 1964 map as undeveloped.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the southwest. The nearest surface water in the vicinity of the subject property is the Fullerton Creek located approximately 1,700-feet to the southeast of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the City of Brea – Water Division (CBWD) serves the subject property vicinity. According to a representative of the CBWD, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Brea are surface water imported by the Metropolitan Water District of Southern California (MWDSC), and ground water imported from Cal Domestic in Whittier, California. MWDSC's imported water sources are the Colorado River and the State Water Project, which draws water from the Sacramento-San Joaquin River Delta. Cal Domestic water originates from the Main San Gabriel groundwater basin.

According to 2002 Case Closure Summery well data from the GeoTracker online database for a site located at 700 East Birch Street, approximately 1,500-feet to the east, and United States Geological Survey topographical maps, the depth and direction of groundwater in the vicinity of the subject property is inferred to be present at approximately 41-feet below ground surface (bgs) and flow is toward the southwest.

2.4.3 Geology/Soils

The subject property is located within the Peninsular Ranges Geomorphic Province of Southern California. This province is typified by northwest to southeast trending mountain ridges approximately parallel to the San Andreas and related regional fault systems. The Peninsular Ranges are generally characterized by granitic rocks of the Peninsular Ranges batholith, and associated metamorphic rocks. Sedimentary rocks ranging in age from Cretaceous to Pleistocene form the San Diego embayment and coastal terraces west of the batholith.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped mostly as Mayford sandy loam. The soils of the Myford Series are deep, moderately well drained soils formed on terraces. Slopes range from 2 to 9-percent and elevation of 1,500-feet. Precipitation ranges from 12 to 20-inches, and average annual temperature is 63°F (degree Fahrenheit). The soil has a low permeability with an available water capacity ranging from 0.00 to 0.06-inches per hour.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06059C0042J, dated December 3, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

A copy of the reviewed flood map is not included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below.

Historical Use Information		
Period/Date	**Source**	**Description/Use**
1927-1953	Aerial Photographs	Undeveloped/Native land
1963-1983	Aerial Photographs, Interviews, Previous Report	Commercial - School
1983-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations	Commercial - Office

No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on January 6, 2014. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date: 1927	*Scale: 1"=500'*
Subject Property:	Appears to be undeveloped land with a stream in the northwest corner, tracking in a northwest-southeast detection.
North:	Appears to be railroad tracks, beyond which is agricultural land.
South:	Appears to be East Birch Street, beyond which is undeveloped land.
East:	Appears to be undeveloped land.
West:	Appears to be undeveloped land and agricultural land.

Date: 1938, 1947	*Scale: 1"=500'*
Subject Property:	Appears to be undeveloped land with a stream in the northwest corner, tracking in a northwest-southeast detection.
North:	Appears to be railroad tracks, beyond which is agricultural land.
South:	Appears to be East Birch Street, beyond which is undeveloped land.
East:	Appears to be undeveloped land and agricultural land.
West:	Appears to be agricultural land and fields associated with a school.

Date: 1953	*Scale: 1"=500'*
Subject Property:	Appears to be undeveloped land with a former stream in the northwest corner, tracking in a northwest-southeast detection. A presumed residential structure appears to be developed on the southern portion of the west parcel.
North:	Appears to be a former railroad tracks, beyond which is agricultural land.
South:	Appears to be East Birch Street, beyond which is undeveloped land.
East:	Appears to be undeveloped land and agricultural land.
West:	Appears to be agricultural land and fields associated with a school.

Date: 1963	***Scale: 1"=500'***
Subject Property:	Appears to be predominately undeveloped land with structures assumed to be associated with the west adjacent school are located on the southern portion of the west parcel.
North:	Appears to be railroad tracks, beyond which is agricultural and undeveloped land.
South:	Appears to be East Birch Street, beyond which is undeveloped land.
East:	Appears to be undeveloped land, agricultural land, and an unknown commercial structure.
West:	Appears to be agricultural land and fields associated with a school.

Date: 1972	***Scale: 1"=500'***
Subject Property:	Appears to be undeveloped land with structures assumed to be associated with the west adjacent school are located on the southern portion of the west parcel, and a baseball field on the northern portion. The eastern portion appears to be developed with a structure and paved parking lot on the southern portion.
North:	Appears to be railroad tracks, beyond which are the present-day residential structures (810 – 954 Avocado Street).
South:	Appears to be East Birch Street, beyond which is undeveloped land.
East:	California State Route 57.
West:	Appears to be fields associated with a school and the present-day residential structures (204 – 236 Olive Place).

Date: 1983	***Scale: 1"=500'***
Subject Property:	Appears to be mostly with structures assumed to be associated with the west adjacent school are located on the southern portion of the west parcel, and a baseball field on the northern portion. One (1) present-day commercial office building (140 South State College Boulevard) is present.
North:	Appears to be railroad tracks, beyond which are the present-day residential structures (810 – 954 Avocado Street).
South:	Appears to be East Birch Street, beyond which are the present-day commercial office building (1220 East Birch Street), and the present-day mall (1065 Brea Mall South).
East:	California State Route 57.
West:	Appears to be fields associated with a school and the present-day residential structures (204 – 236 Olive Place).

Date: 1990, 1995, 2005, 2009, 2010, 2012	***Scale: 1"=500'***
Subject Property:	Appears to be developed with the five (5) present-day commercial office buildings (100, 120, 135, 140, and 145 South State College Boulevard), and parking structure.
North:	Appears to be railroad tracks, beyond which are the present-day residential structures (810 – 954 Avocado Street).

South: Appears to be East Birch Street, beyond which are the present-day commercial office building (1220 East Birch Street), and the present-day mall (1065 Brea Mall South).

East: California State Route 57.

West: Appears to be the present-day residential structures (204 – 236 Olive Place) and commercial buildings (975 & 985 East Birch Street).

Copies of select aerial photographs are included in Appendix B of this report

3.2 Fire Insurance Maps

Partner reviewed the collection of Sanborn Fire insurance maps from Environmental Data Resources (EDR) on January 2, 2014. Sanborn map coverage was not available for the subject property.

A copy of the Sanborn Map No Coverage Letter is included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from Environmental Data Resources (EDR) and the Sherman Library on January 13, 2014 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 100, 120, 135, 140, and 145 South State College Boulevard (Subject Property)

Year(s)	Occupant Listed
1955	None listed
1959	None listed
1965	None listed
1970	None listed
1974	None listed
1980	None listed
1988	Various Commercial Offices (140 South State College Boulevard); Various Commercial Offices (145 South State College Boulevard)
1993	GECO Sales (100 East State College Boulevard); Various Commercial Offices (120 East State College Boulevard); Alicia's Café, America Funds (135 South State College Boulevard); Various Commercial Offices – **Toyota Motors** (140 South State College Boulevard); Various Commercial Offices (145 South State College Boulevard)
2003	Argonaut Group (120 East State College Boulevard); Capital Group (135 South State College Boulevard); XXXX (140 South State College Boulevard); Various Commercial Offices – **Chevron Products** (145 South State College Boulevard)
2008	County Wide and Healthcare Security (120 South State College Boulevard); American Founders (135 South State College Boulevard); Various Commercial Offices and **Chevron/Texaco** (145 South State College Boulevard)

According to the city directory review, the subject property has been occupied by Toyota Motors in 1993 and Chevron/Texaco in 2008. The subject property was developed in the 1980s as commercial offices. Based on the use on the property in 1993 and 2008, the listing for Toyota and Chevron/Texaco are expected to be for commercial office use. Based on the use of the subject property were commercial offices, none of the former tenants are expected to represent an environmental concern.

City Directory Search for Adjacent Properties	
Year(s)	**Occupant Listed**
1955	Residential (204 – 236 Olive Place)
1959	Residential (204 – 236 Olive Place)
1965	Residential (204 – 236 Olive Place)
1970	Residential (810 – 954 Avocado Street); Residential (204 – 232 Olive Place)
1974	Residential (810 – 942 Avocado Street); Residential (204 – 236 Olive Place)
1980	Residential (820 – 946 Avocado Street); Brea Mall (1065 Brea Mall South); Residential (204 – 228 Olive Place)
1983	Residential (810 – 950 Avocado Street); Heritage Plan (1220 East Birch Street); Brea Mall (1065 Brea Mall South); Residential (204 – 236 Olive Place)
1988	Residential (810 – 950 Avocado Street); Century 21 (1220 East Birch Street); Brea Mall (1065 Brea Mall South); Residential (204 – 236 Olive Place)
1993	Residential (810 – 954 Avocado Street); Brea Market Place (975 East Birch Street); Diamond Brea (985 East Birch Street); Helus (1220 East Birch Street); Brea Mall (1065 Brea Mall South); Brea Mall (1065 Brea Mall South); Various Commercial Offices (130 South State College Boulevard)
2003	Residential (810 – 950 Avocado Street); Brea Market Place (875 East Birch Street); Men's Warehouse (985 East Birch Street); ABC Dentist (1220 East Birch Street); Brea Mall (1065 Brea Mall South); Residential (204 – 236 Olive Place); Residential (204 – 236 Olive Place); XXXX (130 South State College Boulevar)
2008	Residential (810 – 950 Avocado Street); Brea Market Place (975 East Birch Street); Davenport Homes (985 East Birch Street); ABC Dentist (1220 East Birch Street); Brea Mall (1065 Brea Mall South); Residential (204 – 236 Olive Place); Claim Jumper (190 South State College Boulevard)

Based on the city directory review, no environmentally sensitive listings were identified for the adjacent property addresses.

Copies of reviewed city directories are not included in Appendix B of this report due to copyright laws.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from NETR Online on January 13, 2014. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date:	*1922, 1930, 1932, 1939, 1944, 1946*
Subject Property:	Depicted as undeveloped land.
North:	Depicted as undeveloped land.
South:	Depicted as undeveloped land.
East:	Depicted as undeveloped land.
West:	Depicted as undeveloped land.

Date:	***1952, 1955, 1961***
Subject Property:	Depicted as undeveloped land.
North:	Depicted with railroad tracks, beyond which is agricultural land.
South:	Depicted with Brea Boulevard, beyond which is undeveloped land.
East:	Depicted as undeveloped land.
West:	Depicted as agricultural land and a school.

Date:	***1965, 1969***
Subject Property:	Depicted as undeveloped land with a stream in the northwest corner, tracking in a northwest-southeast direction.
North:	Depicted with railroad tracks, beyond which is agricultural land.
South:	Depicted with Brea Boulevard, beyond which is undeveloped land.
East:	Depicted as undeveloped land.
West:	Depicted as urban development and a school.

Date:	***1975***
Subject Property:	Depicted as undeveloped land with a stream in the northwest corner, tracking in a northwest-southeast direction. South State College Boulevard tracks in a north-south direction through the center of the subject property.
North:	Depicted with railroad tracks, beyond which is urban development.
South:	Depicted with Brea Boulevard, beyond which is undeveloped land.
East:	Depicted with California State Route 57.
West:	Depicted as urban development, a school, and multiple stuctures.

Date:	***1982***
Subject Property:	Depicted as undeveloped land with a stream in the northwest corner, tracking in a northwest-southeast direction. South State College Boulevard tracks in a north-south direction through the center of the subject property.
North:	Depicted with railroad tracks, beyond which is urban development
South:	Depicted with Brea Boulevard, beyond which is the present-day Brea Mall.
East:	Depicted with California State Route 57.
West:	Depicted with the present-day residential and a former school.

Date:	***1983***
Subject Property:	Located within an area of urban development.
North:	Depicted with railroad tracks, beyond which is an area of urban development.
South:	Depicted with Brea Boulevard, beyond which is an area of urban development.
East:	Depicted with California State Route 57.
West:	Depicted as an area of urban development.

Copies of reviewed topographic maps are not included in Appendix B of this report due to copyright laws.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 Health Department

Regulatory Agency Data	
Name of Agency:	Orange County Health Care Agency (OCHCA)
Point of Contact:	Records Coordinator
Agency Address:	1241 East Dyer Road, Suite 120, Santa Ana, CA 92702
Agency Phone Number:	714) 834-3536
Date of Contact:	January 3, 2014
Method of Communication:	Faxed Request
Summary of Communication:	Partner reviewed the below files at the OCHCA: Permit-to-Operate Application (9/15/1990) One (1) 5,000-gallon UST for diesel fuel originally installed in 1987 (135 South State College Avenue) Hazardous Materials/UST Inspection Reports (1991 - 1998) Approximately 180 to 360-gallons of microfilm processing waste produced per year (135 South State College Avenue). Hazardous Materials/UST (6/3/2000) No longer generates fixer waste (135 South State College Avenue). Notice-of-Violation (5/19/2006) Monitoring systems and spill bucket certifications not current. Also, failed to maintain appropriate employee training and monthly monitoring records (135 South State College Avenue). Notice-of-Violation (9/22/2006) UST certifications not current (135 South State College Avenue). Spill Bucket Testing Report (12/21/2007) All tested system components passed (135 South State College Avenue). Monitoring System Certification (12/21/2007) All tested system components passed (135 South State College Avenue). Program Record Request Tank Removal Form (5/14/2008) Request to remove one (1) 5,000-gallon UST (135 South State College Avenue). Inspection Report (6/17/2008) Onsite inspection for pre-removal of an UST. The UST was in good shape and meet all 1998 upgrade requirements (135 South State College Avenue). Inspection Report (7/8/2008) One (1) UST removed (135 South State College Avenue).

	Completion of Tank Removal (October 9, 2012) Response in request for the closure of a UST that was removed at 135 South State College Boulevard, Brea, California. The OCHCA has determined "that no significant soil contamination has occurred." See Section 5.2.6 for discussion of the soil sampling results. No Records for 100, 120, and 145 South State College Avenue.

A copy of pertinent documents in not included in Appendix B of this report.

4.1.2 Fire Department

Regulatory Agency Data	
Name of Agency:	Brea Fire Department (BFD)
Point of Contact:	Mr. Bob Held
Agency Address:	1 Civic Center Circle, Brea, California 92821
Agency Phone Number:	(714) 990-7600
Date of Contact:	January 3, 2014
Method of Communication:	Faxed Request
Summary of Communication:	Partner reviewed the below files BFD files: Hazardous Waste Tank Clouse Certification: The removal of one (1) UST at 135 South State College Boulevard on June 18, 2008. Soil sampling beneath the UST indicates no release has occurred.

A copy of pertinent documents is included in Appendix B of this report.

4.1.3 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District (AQMD)
Point of Contact:	N/A
Agency Address:	21865 Copley Drive, Diamond Bar, California 91765
Agency Phone Number:	(909) 396-2000
Date of Contact:	November 20, 2013
Method of Communication:	Online Database Query
Summary of Communication:	Partner reviewed the below files AQMD files: Notice-of-Violation (6/3/1989) Notice-of-violation for Rule No. 201 with compliance met on June 6, 1989. Permit-to-Operate (1/13/1999) An active permit-to-operate a 50-500 HP diesel generator (140 South State College Avenue). Permit-to-Operate (12/22/1999) Permit-to-operate a >500 HP diesel generator with a "Sold" status (135 South State College Avenue).

Permit-to-Operate (6/20/2002)
An inactive permit-to-operate a <5 MMBTU/HR natural gas boiler (135 South State College Avenue).

Permit-to-Operate (6/20/2002)
An inactive permit-to-operate a <5 MMBTU/HR natural gas boiler (135 South State College Avenue).

Permit-to-Operate (6/20/2002)
An inactive permit-to-operate a 50-500 HP diesel generator (135 South State College Avenue).

Permit-to-Operate (6/20/2002)
An inactive permit-to-operate a 50-500 HP diesel generator (135 South State College Avenue).

Notice-of-Violation (2/7/2013)
Failed to submit change of operator application. Compliance was met on April 17, 2013 (135 South State College Avenue).

A copy of pertinent documents is not included in Appendix B of this report due to the COHCA not release the reviewed documentation at the time of this assessment.

4.1.4 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	N/A
Agency Address:	3737 Main Street, Suite 500, Riverside, California 92501
Agency Phone Number:	(951)781-4499
Date of Contact:	January 14, 2014
Method of Communication:	Online Database Query
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.5 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	Department of Toxic Substances Control (DTSC) – San Diego
Point of Contact:	N/A
Agency Address:	1001 I Street, Sacramento, California 95814
Agency Phone Number:	(800) 728-6942
Date of Contact:	January 14, 2014
Method of Communication:	Online Database Query
Summary of Communication:	Partner reviewed the below files DTSC files:

135, 140, & 145 South State College Boulevard

The subject property at 135, 140, and 145 South State College Boulevard is listed in the DTSC database as a RCRA-Generator of ignitable, benzene, chromium, non-halogenated solvents, and corrosive wastes from as early as 1993 through 2012. Annual amounts of waste removed from the subject property range from 0.08-tons to 1.28-tons. The hazardous waste generated is typical of that associated with general maintenance of large building systems, such as lubricant waste from the chilling towers and/or fuel waste from the observed ASTs associated with emergency generators. The ASTs associated with the generators was observed by Partner to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. No additional evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies and pool maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Based on the nature of use, observed condition, and documented routine removal with the DTSC, these materials generated and/or stored are not expected to represent a significant environmental concern.

No results found for 100 and 120 South State College Boulevard.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.6 Building Department

Regulatory Agency Data	
Name of Agency:	Brea Building Department (XXBD)
Point of Contact:	Ms. Carol Hurst
Agency Address:	1 Civic Center Circle, Brea, California 92821
Agency Phone Number:	(714) 990-7667
Date of Contact:	January 14, 2014
Method of Communication:	Faxed Request
Summary of Communication:	Records were available for review, as further discussed in the following table:

Building Records Reviewed for 100, 120, 135, 140, and 145 South State College Boulevard (Subject Property)

Year(s)	Owner/Applicant	Description
1984	Lowe Dev. Co.	Building Permit for a new commercial building (145)
1985	Lowe Dev. Co.	Building Permit for concrete building wall (145)
1986	Lowe Dev. Co.	Illegible (100)
1986	Lowe Dev. Co.	Illegible (120)

1986	Lowe Dev. Co.	Building Permit for six (6) story office building foundation (135)
1987	Lowe Dev. Co.	Building Permit for six (6) story office building (135)
1987	Lowe Dev. Co.	Building Permit for tenant improvements (145)
1988	On-A-Rone	Building Permit of special fire system (145)
1989	Lowe Dev. Co.	Building Permit for tenant improvements (135)
1993	Capital Group	Building Permit to install new halon system (140)
1984	Lowe Dev. Co.	Building Permit for tenant improvements (145)
1996	Lowe Dev. Co.	Building Permit halon sprinkler system (135)
1998	Capital Group	Building Permit to remove /replace 400 KVA UPS system (135)
1999	The Capital Group	Building permit to relocate generator (120)

A copy of pertinent documents is included in Appendix B of this report.

4.1.7 Planning Department

Regulatory Agency Data	
Name of Agency:	Brea Planning Department (BPD)
Point of Contact:	N/A
Agency Address:	1 Civic Center Circle, Brea, California 92821
Agency Phone Number:	(714) 990-7674
Date of Contact:	January 14, 2014
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is zoned for commercial and mixed use development by the City of Brea.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.8 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	Online
Agency Address:	801 K Street, Sacramento, California 95814
Agency Phone Number:	(916) 322-1080
Date of Contact:	December 20, 2013
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.9 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Orange County Assessor Office (OCAO)
Point of Contact:	Assessor Associate

Agency Address:	625 North Ross Street, Room 142, Santa Ana, CA 92701
Agency Phone Number:	(714) 834-2727
Date of Contact:	January 14, 2014
Method of Communication:	Telephone
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 319-331-07, -10, -11, -12, -13, -14, and -15, and 319-332- 01, -03, and -04.

A copy of pertinent documents is not included in Appendix B of this report.

4.1.10 Industrial Wastewater

Regulatory Agency Data	
Name of Agency:	Orange County Sanitation District (OCSD)
Point of Contact:	N/A
Agency Address:	P.O. Box 8127, Fountain Valley, California 92728-8127
Agency Phone Number:	(714) 593-7413
Date of Contact:	January 14, 2014
Method of Communication:	Faxed Request
Summary of Communication:	As of the date of this report, Partner has not received a response from the OCSD for inclusion in this report.

A copy of pertinent documents is included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

4.2.1 Regulatory Database Summary

Radius Report Data

Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	**Y**	N	N

Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	N	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	**Y**	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	**Y**	N	N
EDR US Hist Cleaners	Varies	N	N	N
HAZNET	Subject Property	**Y**	N/A	N/A
EMI	Subject Property	**Y**	N/A	N/A

4.2.2 Subject Property Listings

The subject property is identified as HAZNET, EMI, FINDS, RCRA-SQG, HIST AUTO STAT, UST, SWEEPS UST, and CA FID UST sites in the regulatory database report, as discussed below:

- The subject property at 135 South State College Boulevard is identified as US CA FID UST and SWEEPS UST sites in the regulatory database. According to records reviewed at the OCHCA and the BFD, one (1) 5,000-gallon UST associated with an emergency generator was located on the subject property. On June 18, 2008, the UST was removed under the oversight of the BFD, OCHCA, and Atlas Environmental Engineering (AEE). Prior to the removal, the UST was tripled rinsed by a licensed Industrial Hygienist and the rinsate was removed offsite by a licensed contractor. A total of four (4) soil samples were collected beneath both ends of the UST and beneath the associated piping. The soil samples were analyzed by Alpha Scientific Corporation (ASC) for total petroleum hydrocarbons as diesel (TPHd). The laboratory results did not detect TPHd at concentrations exceeding the laboratory detecting limits. Based on the soil analytical results, AEE recommended no further action and requested closure of the UST removal file. One October 9, 2012, the OCHCA determined that no significant soil contamination has occurred. Based on the soil sampling results and the UST case closure from the OCHCA, the former UST is not expected to represent a significant environmental concern.
- The subject property is identified as HAZNET, RCRA-SQG, and FINDS sites in the regulatory database for addresses 135, 140, and 145 South State College Boulevard. The generation of ignitable, hydrocarbon solvents, benzene, tank bottom waste, chromium, unspecified solvent mixtures, unspecified organic mixtures, unspecified aqueous mixtures, waste oil, photoprocessing waste, non-halogenated solvents, and corrosive wastes from 1993 through 2012. Annual amounts of waste removed from the subject

property range from 0.08-tons to 1.28-tons. The majority hazardous waste generated is typical of that associated with general maintenance of large building systems, such as lubricant waste from the chilling towers and/or fuel waste from the observed ASTs associated with emergency generators. The ASTs associated with the generators were observed by Partner to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. No additional evidence of the use of reportable quantities of hazardous substances was observed on the subject property. The tank bottom sludge listing in 2008 corresponds with the former UST removal date. Based on the nature of listing, observed condition, and documented routine removal with the DTSC, these materials generated and/or stored are not expected to represent a significant environmental concern.

- The subject property at 145 South State College Boulevard is identified as a HIST AUTO STAT site, known as Chevron Products, for the years 2002 through 2012. The subject property was developed in the current configuration by 1988. No regulatory records, or historical records reviewed identified the installation, operation or removal of equipment associated with auto repair or gas station services. Additionally, onsite interview conducted did not identify the operation of gas station or auto repair services on the subject property. This listing is likely associated with administrative offices, given the current development as commercial offices. Based on the use of the subject property at the time of this listing, and other records reviewed, this listing is not expected to represent a significant environmental concern.
- The subject property at 135-145 South State College Boulevard is identified as an EMI site in 1993 and 1995. The California Air Resources Control Board (ARB) collects data on the emissions of certain pollutants, such as those emitted from a UST and/or generator. At the time of the listing, the subject property was developed with a UST and several generators, which is likely to have triggered this listing. Based on the nature of the listing, this listing is not expected to represent a significant environmental concern.

4.2.3 Adjacent Property Listings

The adjacent property to the west is identified as a RCRA SQG, FINDS, Orange CO. Industrial Site, DRYCLEANER, HAZNET, and HIST DRYCLEANER site in the regulatory database report, as discussed below:

- Brea Market Place Cleaners at 975 East Birch Street, located approximately 100-feet to the west of the subject property and is situated hydrologically down-gradient. This site is part of a larger shopping complex known as the Brea Market Place. This tenant was first listed as a SQG in 1991, with no violations found. The site is listed as a FINDS site based on inclusion in the RCRA database. The site was registered as a Drycleaner in 2005, and identified historically as a drycleaner from 2001 to 2006. It is identified as having disposed of halogenated (0.52 tons) in 2004. The site is listed as an Orange Co. Industrial site, which may indicate a past release; the site received regulatory closure in 2012. Based on the inferred direction of groundwater flow, and regulatory closure, this listing is not expected to represent a significant environmental concern.

4.2.4 Sites of Concern Listings

No sites of concern are identified in the regulatory database report.

4.2.5 Orphan Listings

No orphan listings of concern are identified in the regulatory database report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Hines Interests Limited Partnership (User of this report).

User Responsibilities				
Item	**Provided By User**	**Not Provided By User**	**Discussed Below**	**Does Not Apply**
Environmental Pre-Survey Questionnaire	**X**			
Title Records, Environmental Liens, and AULs			**X**	
Specialized Knowledge			**X**	
Actual Knowledge			**X**	
Valuation Reduction for Environmental Issues			**X**	
Identification of Key Site Manager	**Section 5.1.3**			
Reason for Performing Phase I ESA	**Section 1.1**			
Prior Environmental Reports	**X**			
Other		**X**		

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Mr. John O'Malley, Chief Engineer, indicated that he was aware of a former UST associated with a generator, located east of the parking structure. Mr. O'Malley showed Partner the location of the former UST and he believed the UST was removed approximately five (5) years ago. No groundwater monitoring wells and/or release mitigation systems were observed. Please refer to Section 4.1.2 and 5.2.6 for further details on the UST removal.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

The following information was provided to Partner for review during the course of this assessment:

Phase I Environmental Site Assessment, ATC (March 13, 2012)

ATC prepared this report on behalf of RBS Global Banking & Markets on March 13, 2012. The subject property is located at 100, 120, 135, 140, and 145 South State College Boulevard, Brea, California. The improvements at the time of the assessment included a five (5) commercial office building, constructed in the mid 1980s.

The subject property was identified in the regulatory database as UST, CA FID UST, and SWEEPS UST site. One (1) reported 5,000-gallon UST was removed from the subject property. ATC requested records on the UST removal from the Orange County Health Care Agency (OCHCA). A former 5,000-gallon UST was confirmed to have been installed at 135 South State College Boulevard in 1987. OCHCA records indicated the UST was removed on June 18, 2008, but no closure letter was issued. ATC further reviewed records at the Brea Fire Department (BRD). According to the records reviewed, Atlas Environmental Engineering (AEE) removed a 5,000-gallon UST, with the oversight of the BFD and OCHCA, on June 18, 2008. Soil samples were taken from beneath the UST and analyzed for total petroleum hydrocarbons. All soil samples were below the method detection limits for the tested constituents. AEE recommended regulatory closure. However, no closure letter was on file with the BFD or OCHCA. Based on the soil sampling results, ATC determined the former UST was not a Recognized Environmental Condition (REC).

The subject property was also listed in the regulatory database as HAZNET sites for having generated unspecified organic liquid waste, tank bottom waste, waste oil, unspecified solvent mixtures, and photochemical waste. ATC determined the HAZNET listings do not represent a significant environmental concern.

ATC observed three (3) ASTs for the storage of diesel on the subject property; one (1) 1,000-gallon and two (2) 250-gallon. The ASTs are located adjacent to the east of the parking structure and in the parking area west of the building at 140 South State College Boulevard. ATC determined the ASTs are not expected to represent a significant environmental concern.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. At least five (5) pad-mounted transformers were observed on the subject property. The transformers were not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformers. ATC determined the transformers are not expected to represent a significant environmental concern.

Several hydraulic passenger elevators are located on the subject property. Upon inspection of the elevator rooms, no surface staining was observed on the concrete flooring immediately below the elevator equipment. No drains are present in the elevator rooms. ATC determined the hydraulic elevators are not expected to represent a significant environmental concern.

During the site reconnaissance, ATC observed what appeared to be a one (1) below grade-grease interceptor and one (1) above-grade grease interceptor. Below-grade interceptors have the potential to act as a conduit to the subsurface of the subject property and, consequently, oils or solvents present in the waste stream could impact the soil beneath the property if the interceptor or drain system was compromised. The interceptors appeared to be in good condition and functioning properly. Based on

the use and observed good condition, the presence of the interceptors are not expected to represent a significant environmental concern.

No adjoining properties were identified in the regulatory database as an environmental concern. However, the north adjacent property is a former railroad right-of-way. Railroads represent environmental concerns due to the historical application of oils containing polychlorinated biphenyls PCBs, herbicides, and arsenic for pest and weed control, as well as the potential presence of creosote on the rail ties, and the historical common practice of using coal cinders for track fill material. ATC determined the railroad tracks did not present a significant environmental health and safety concern.

Tank Removal Report, AEE (March 13, 2012)

Atlas Environmental Engineering (AEE) prepared this tank removal report on behalf of Capital Group on July 15, 2012. The subject property is located at 135 South State College Boulevard, Brea, California. On June 18, 2008, one (1) 5,000-gallon UST, associated with a diesel generator, was removed onsite with the oversight of the BFD, OCHCA, and AEE. Prior to the removal, the UST was tripled rinsed by a licensed Industrial Hygienist and the rinsate was removed offsite by a licensed contractor. Four (4) soil samples were collected beneath the UST, at each end and beneath the associated piping. The soil samples were analyzed by Alpha Scientific Corporation (ASC) for total petroleum hydrocarbons as diesel (TPHd). The laboratory results did not detect TPHd at concentrations exceeding the laboratory detecting limits. Based on the soil analytical results, AEE recommended no further action and requested closure of the UST removal file.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and in the 60s (degree Fahrenheit). Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Mr. Tyler Loucks
Site Assessment Conducted On:	January 10, 2014

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 100, 120, 135, 140, and 145 South State College Boulevard (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Mr. Bryant Mork	Real Estate Manager	(714) 256-4655	Yes
Mr. John O'Malley	Chief Engineer	(714) 671-0984	Yes
Mr. Douglas L. Palmer	Engineering Manager	(949) 949-313-2300	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

No potential environmental concerns were identified during the onsite reconnaissance.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located throughout the subject property. An independent solid waste disposal contractor removes solid waste from the subject property. According to property personnel, only trash associated with general professional offices is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Brea services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way, and to on-site storm water drains. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Department of Agriculture; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by Southern California Edison and Southern California Gas. The mechanical system is comprised of a split system with a central unit and interior air-handler and rooftop-mounted packaged electric units. Hot water is provided by central natural gas boiler units.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

Hazardous Substances and/or Petroleum Products Noted Onsite				
Substance	**Container Size**	**Location**	**Nature of Use**	**Disposal Method**
Diesel	500-gallon AST	East of Parking Structure	Generator Fuel	Use
Diesel	300-gallon AST	East of Parking Structure	Generator Fuel	Use
Diesel	1,000-gallon AST	East Parking Lot of 140 South State College Boulevard	Generator Fuel	Use

The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Based on the nature of use and observed condition, these materials are not expected to represent a significant environmental concern.

No additional evidence of the use of reportable quantities of hazardous substances was observed on the subject property. Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

Partner observed three (3) aboveground storage tanks (ASTs) for the storage of diesel on the subject property; one (1) 300-gallon, one (1) 500-gallon, and one (1) 1,000-gallon. The ASTs are located adjacent to the east of the parking structure and in the parking area west of the building at 140 South State College Boulevard. No staining, leaks or spills were noted in the vicinity of the ASTs, and no releases have been reported to in the regulatory databases or on the GeoTracker online database. No subsurface conduits were observed in the immediate area. Based on the observed condition and use, the ASTs are not expected to represent a significant environmental concern.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

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 on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. Several pad-mounted transformers were observed on the subject property. The transformers are not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformers. Partner contacted a customer service representative of Southern California Edison (SCE), who confirmed that SCE maintains ownership and operational responsibility for the. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Four (4) functioning hydraulic passenger elevators are located on the subject property. Upon inspection of the elevator room, no surface staining was observed on the concrete flooring immediately below the elevator equipment. No drains are present in the elevator rooms. Based on the good condition of the equipment and no detection of leakage, the hydraulic elevators are not expected to represent a significant environmental concern.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

During the site reconnaissance, Partner observed what appeared to be a one (1) below grade-grease interceptor and one (1) above-grade grease interceptor, associated with an active deli and vacant cafeteria space. Below-grade interceptors have the potential to act as a conduit to the subsurface of the subject property and, consequently, oils or solvents present in the waste stream could impact the soil beneath the property if the interceptor or drain system was compromised. The interceptors appeared to be in good condition and functioning properly. Based on the nature of use and observed good condition, the presence of the interceptors are not expected to represent a significant environmental concern.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed circa 1980s. As such, an asbestos evaluation was not required by the scope of services; however, please refer to the table below for observed materials that would be considered suspect ACMs in the event of a thorough survey:

Suspect ACMs			
Suspect ACM	**Location**	**Friable Yes/No**	**Physical Condition**
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Ceiling Tiles	Throughout Building Interior	Yes	Good

6.3.2 Lead-Based Paint (LBP)

Due to the commercial nature of use of the subject property, LBP was not considered within the scope of this assessment.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	**Average Predicted Radon Levels**	**Potential**
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Brea City of Brea – Water Division (CBWD) serves the subject property vicinity. According to a representative of the CBWD, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Brea are surface water imported by the Metropolitan Water District of Southern California (MWDSC), and ground water imported from Cal Domestic in Whittier, California. MWDSC's imported water sources are the Colorado River and the State Water Project, which draws water from the Sacramento-San Joaquin River Delta. Cal Domestic water originates from the Main San Gabriel groundwater basin. According to the City of Brea and the 2013 Annual Consumer Confidant Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. Items of environmental concern were identified on the adjacent properties during the site assessment pertaining to polychlorinated biphenyls (PCBs).

Railroad tracks are located adjacent to the north of the subject property. Railroad spurs represent environmental concerns due to the historical application of oils containing polychlorinated biphenyls PCBs, herbicides, and arsenic for pest and weed control, as well as the potential presence of creosote on the rail ties, and the historical common practice of using coal cinders for track fill material. This is area is currently covered over with rocks prohibiting any direct contact with near surface soils. Additionally, it is likely that any potential herbicide concentrations have degraded over time, as the railroad spurs are not in use. Any potential PCB or arsenic concentrations resulting from the railroad spur would be confined to the near subsurface sediments and would not present a significant environmental health and safety concern to the building occupants or the underlying groundwater.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- The subject property is identified as US CA FID UST and SPWEEPS UST sites in the regulatory database for 135 South State College Boulevard. According to records reviewed at the Orange County Health Care Agency (OCHCA) and the Brea Fire Department (BFD), one (1) 5,000-gallon UST associated with an emergency generator was located on the subject property. On June 18, 2008, the UST was removed onsite with the oversight of the BFD, OCHCA, and Atlas Environmental Engineering (AEE). Prior to the removal, the UST was tripled rinsed by a licensed Industrial Hygienist and the rinsate was removed offsite by a licensed contractor. A total of four (4) soil samples were collected beneath the ends of the UST and beneath the associated piping. The soil samples were analyzed by Alpha Scientific Corporation (ASC) for total petroleum hydrocarbons as diesel (TPHd). The laboratory results did not detect TPHd at concentrations exceeding the laboratory detecting limits. Based on the soil analytical results, AEE recommended no further action and requested closure of the UST removal file. One October 9, 2012, the OCHCA determined that no significant soil contamination has occurred. Based on the soil sampling results and the UST case closure from the OCHCA, the former UST is not expected to represent an environmental concern.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- The subject property is identified as HAZNET, RCRA-SQG, and FINDS sites in the regulatory database for addresses 135, 140, and 145 South State College Boulevard. The generation of ignitable, hydrocarbon solvents, benzene, tank bottom waste, chromium, unspecified solvent mixtures, unspecified organic mixtures, unspecified aqueous mixtures, waste oil, photoprocessing waste, non-halogenated solvents, and corrosive wastes from 1993 through 2012. Annual amounts of waste removed from the subject property range from 0.08-tons to 1.28-tons. The majority hazardous waste generated is typical of that associated with general maintenance of large building systems, such as lubricant waste from the chilling towers and/or fuel waste from the observed ASTs associated with emergency generators. The ASTs associated with the generators were observed by Partner to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. No additional evidence of the use of reportable quantities of hazardous substances was observed on the subject property. The tank bottom sludge listing in 2008 corresponds with the former UST removal date. Based on the nature of listing, observed condition, and documented routine removal with the DTSC, these materials generated and/or stored are not expected to represent an environmental concern.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 100, 120, 135, 140, and 145 South State College Boulevard in the City of Brea, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 100, 120, 135, 140, and 145 South State College Boulevard in the City of Brea, Orange County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

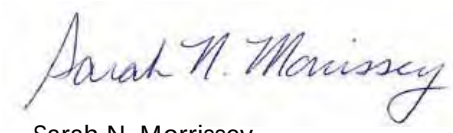
By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Tyler Loucks, EIT, AHERA
Environmental Scientist

Reviewed By:



Sarah N. Morrissey
Senior Author

9.0 REFERENCES

City of Brea, Building and Safety Division and Planning Division, 1 Civic Center Drive, Brea, California 92821, (714) 990-7600.

City of Brea, Water Division, 1 Civic Center Drive, Brea, California 92821, (714) 990-7691.

Orange County Health Care Agency (OCHCA), Environmental Health Division, 1241 East Dyer Road, Santa Ana, California 92702, (714) 433-6000

Orange County Office of the Assessor, Assessor Department Public Service Counter, 625 North Ross Street, Civic Center Plaza, Building 11, Room 142, Santa Ana, California 92701

Southern California Edison, Customer Service, (800) 655-4555

Southern California Gas, P.O. Box C, Monterey Park, California 91756

Sherman Gardens & Library, 2647 Pacific Coast Highway, Corona Del Mar, California 92625, (949) 673-2261

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527-05.

California Department of Toxic Substances Control (DTSC) ENVIROSTOR online database, accessed via the Internet January 2014

California Division of Oil, Gas and Geothermal Resources (DOGGR) online database, accessed via the Internet January 2014

California EPA's State Water Resources Control Board's online GeoTracker database, accessed via the Internet January 2014

Environmental Data Resources, Inc. (EDR), (866) 664-9981, Certified Sanborn Map Report, Inquire Number: 3822206.3, January 2, 2014.

Environmental Data Resources, Inc. (EDR), (866) 664-9981, EDR Aerial Photo Decade Report, Inquire Number: 3822206.5, January 6, 2014.

Environmental Data Resources, Inc. (EDR), (866) 664-9981, The EDR Radius Map™ Report, Inquire Number: 3822206.2s, January 3, 2014.

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, Community Number 06059C042J, dated December 3, 2009.

Historic Aerials (NERT Online), 1922, 1930, 1932, 1939, 1944, 1946, 1952, 1955, 1961, 1965, 1969, 1972, 1982, & 1983, accessed via the Internet, January 2014

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the Internet, January 2014

United States Department of Agriculture, Natural Resources Conservation Service, Soil Survey of Orange County, accessed via the Internet, January 2014

United States Geological Survey Topographic Map 1964, 7.5 minute series, La Habra, Orange County, California, , U.S. Geological Survey

FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

3 TOPOGRAPHIC MAP

PARTNER

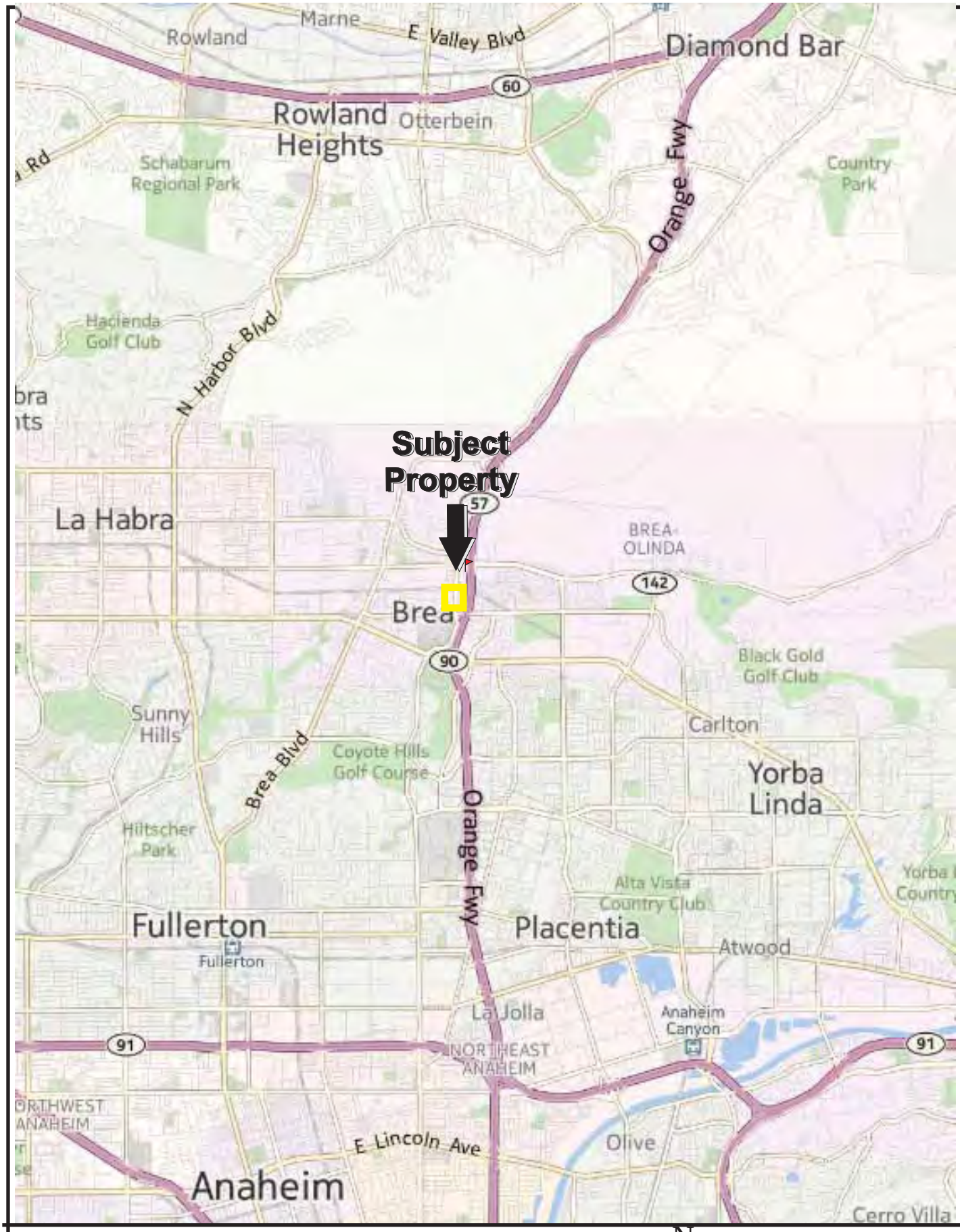


FIGURE 1: SITE LOCATION MAP

Project No. 13-113609.1

Drawing Not To Scale

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PARTNER



KEY: Subject Site

KEY:

GROUNDWATER FLOW

FIGURE 2: SITE PLAN

Project No. 13-113609.1

Generator

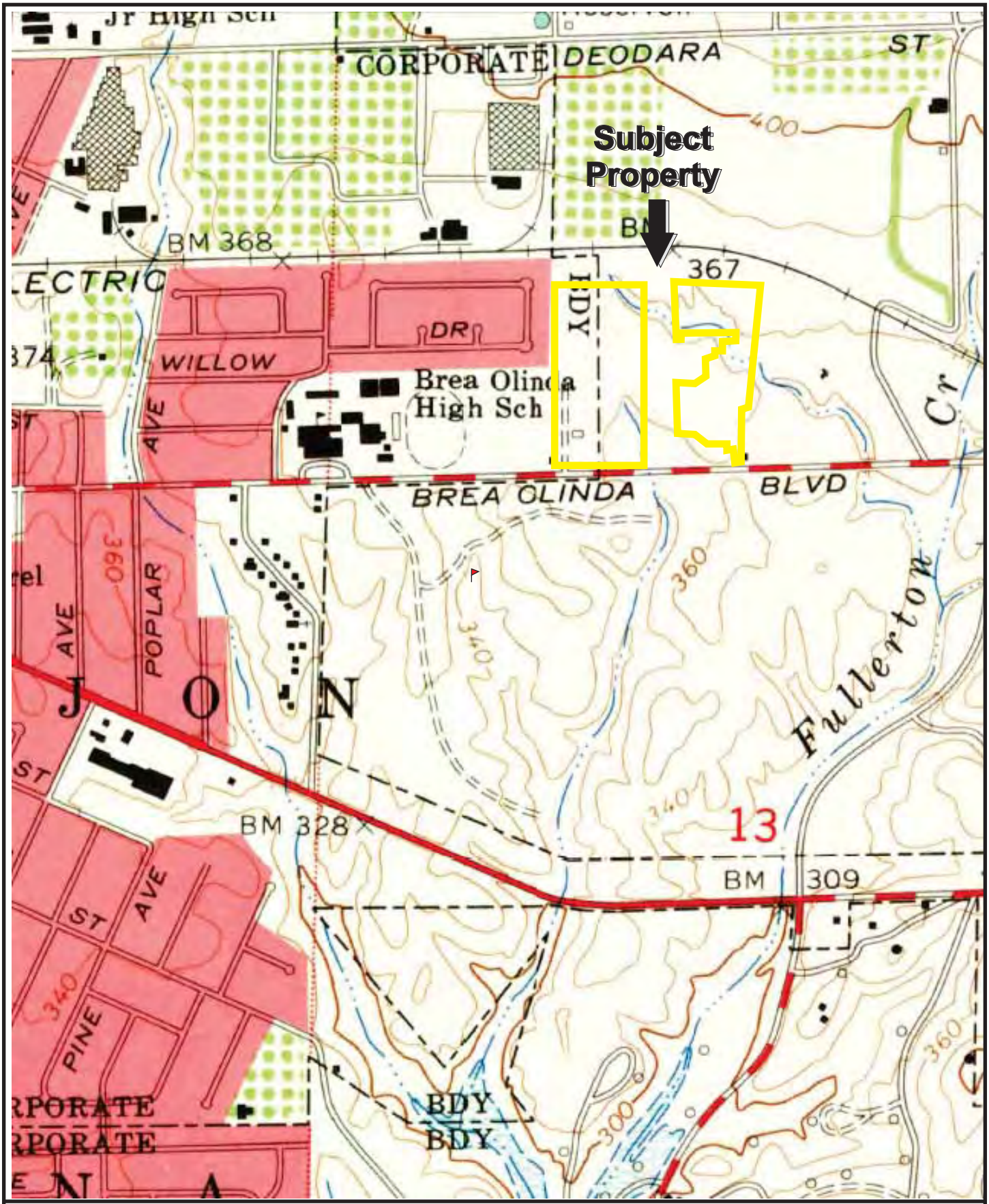
AST

Below-grade Lift

Drawing Not To Scale

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PARTNER



USGS 7.5 Minute La Habra, California Quadrangle Created: 1964

FIGURE 3: TOPOGRAPHIC MAP

Project No. 13-113609.1

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PARTNER

APPENDIX A: SITE PHOTOGRAPHS

PARTNER



1. View of the subject property (135 and 145 South State College Boulevard), looking west across South State College Boulevard.



2. View of the subject property (100 South State College Boulevard), looking northwest.



3. View of the subject property (140 South State College Boulevard) looking south.



4. View of the subject property (120 South State College Boulevard), looking northeast.



5. View of the north adjacent property (residential), looking south across Avocado Street.



6. View of the south adjacent property (1065 Brea Mall South), looking southwest.



7. View of the west adjacent property (875 East Brach Street), looking north.



8. View of the east adjacent property (California State Route 57), looking east.



9. View of the typical parking area.



10. View of the grease interceptor (140 South State College Boulevard).



11. View of a typical pad-mounted transformer.



12. View of pool (135 South State College Boulevard).



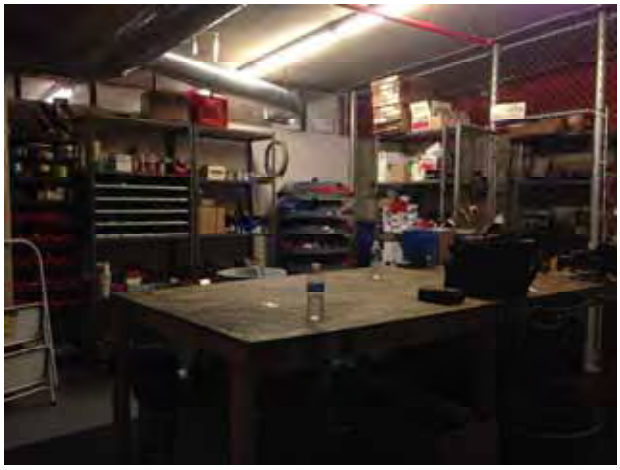
13. View of typical diesel emergency generator.



14. View of typical AST associated with an emergency generator.



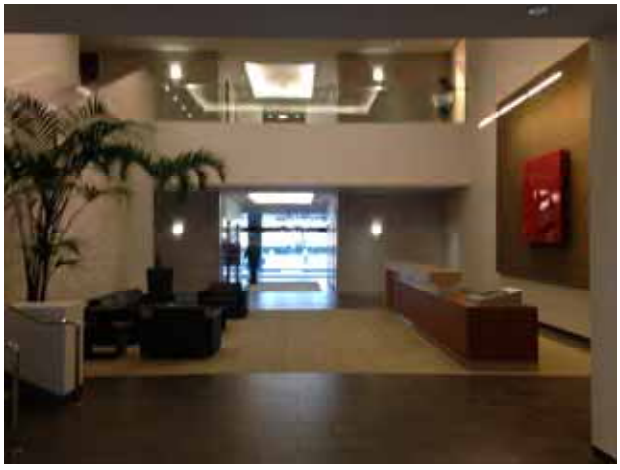
15. View of typical solid waste storage area.



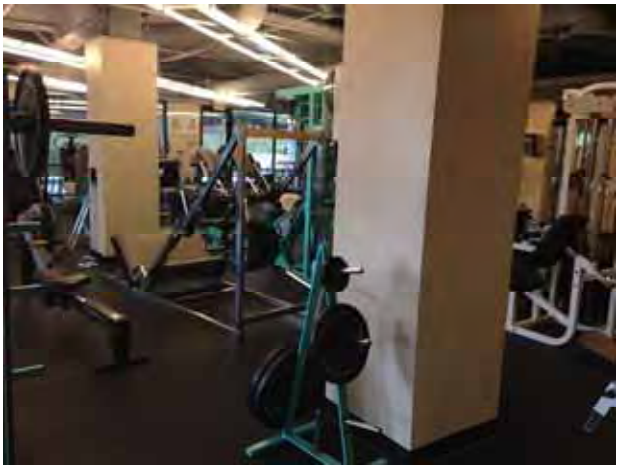
16. View of maintenance shop located in the parking structure.



17. View of general maintenance materials.



18. View of typical office main lobby.



19. View of gym.



20. View of typical elevators.



21. View of typical elevator room.



22. View of typical air-conditioning package units on roof.



23. View of typical patio area.



24. View of typical vacant unit undergoing remodeling.



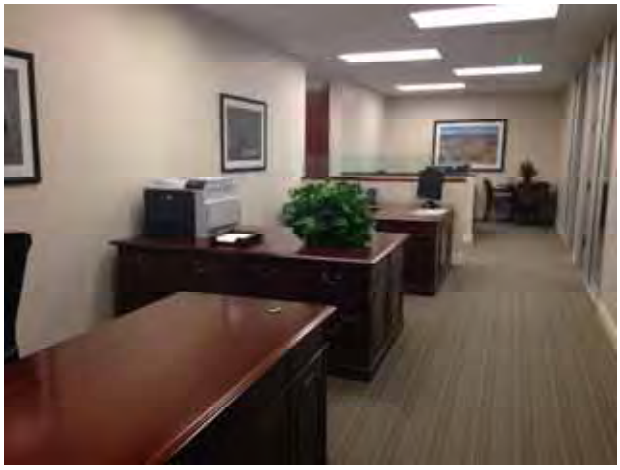
25. View of typical vacant unit.



26. View of below-grade hydraulic life.



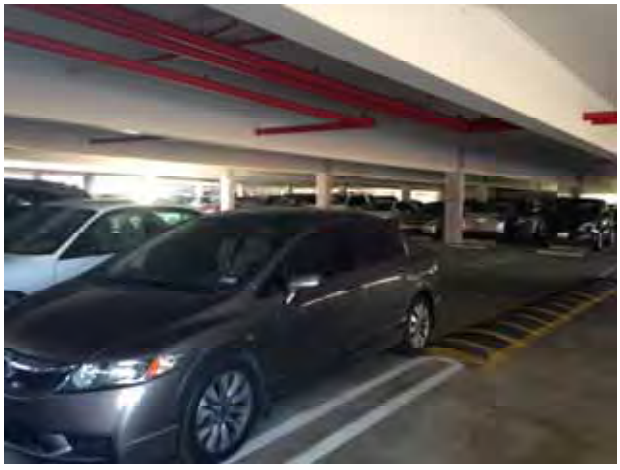
27. View of typical conference room.



28. View of typical occupied unit.



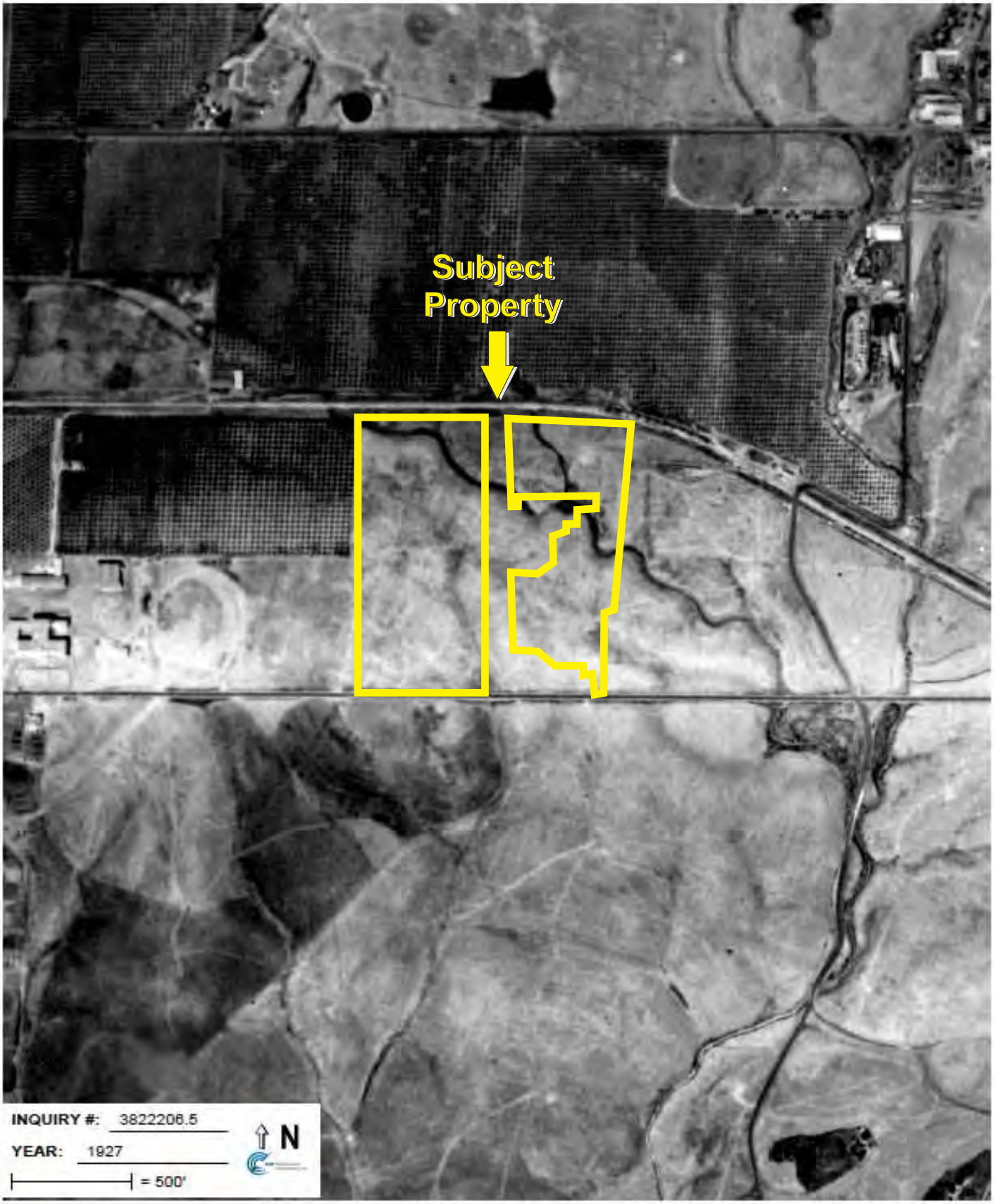
29. View of typical employee break room.



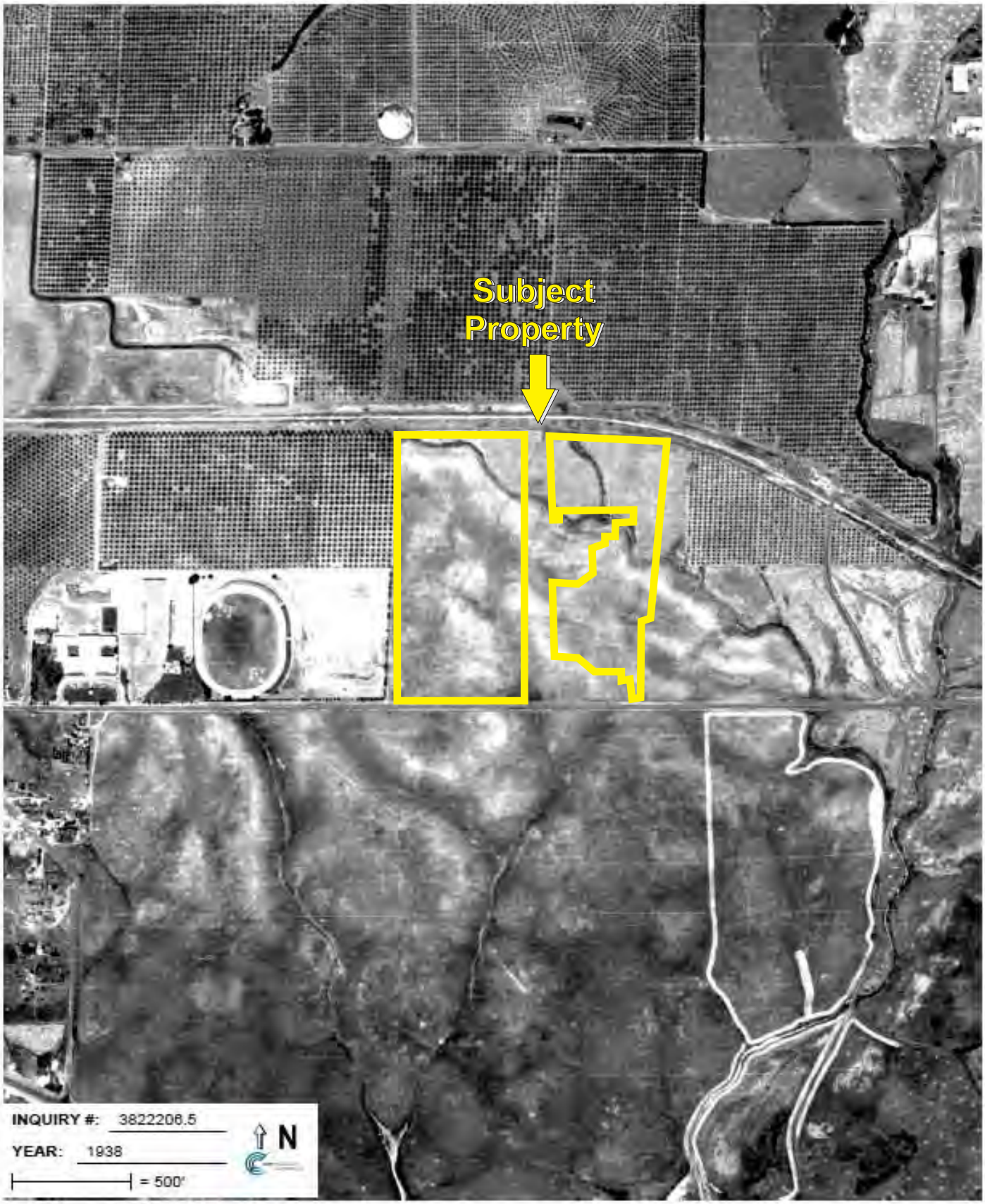
30. View of parking structure.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

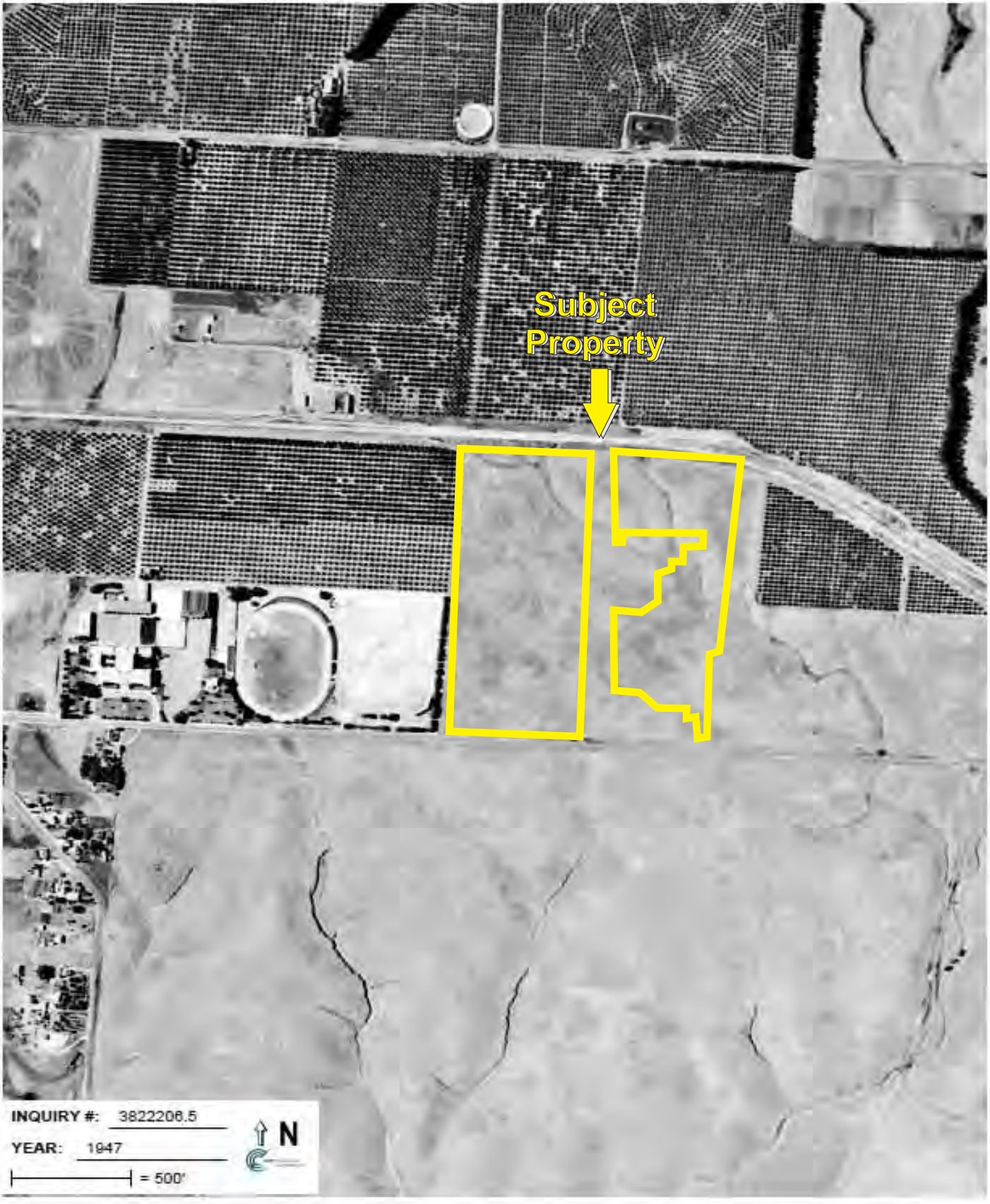
PARTNER



Date: 1927



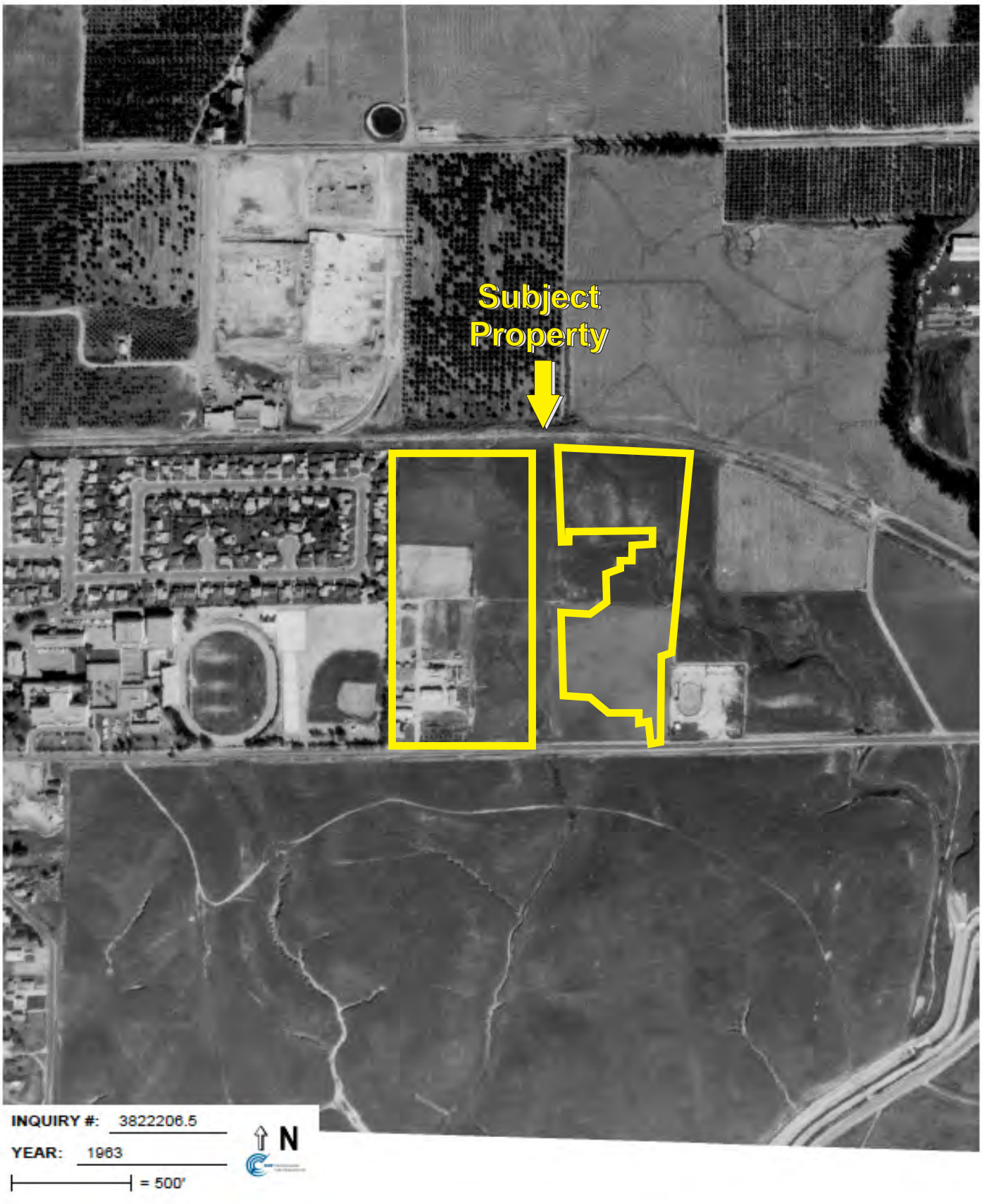
Date: 1938



Date: 1947



Date: 1953



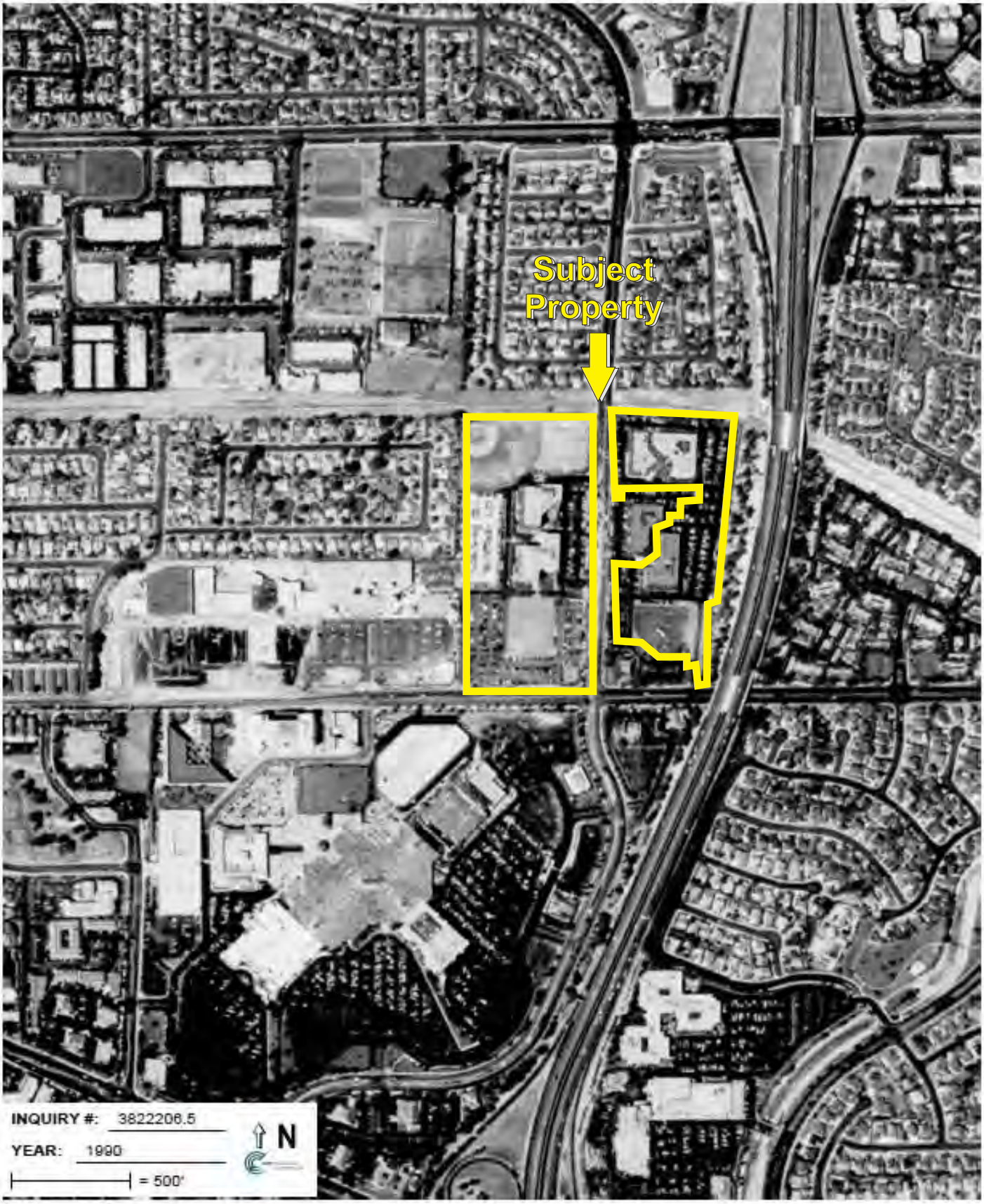
Date: 1963



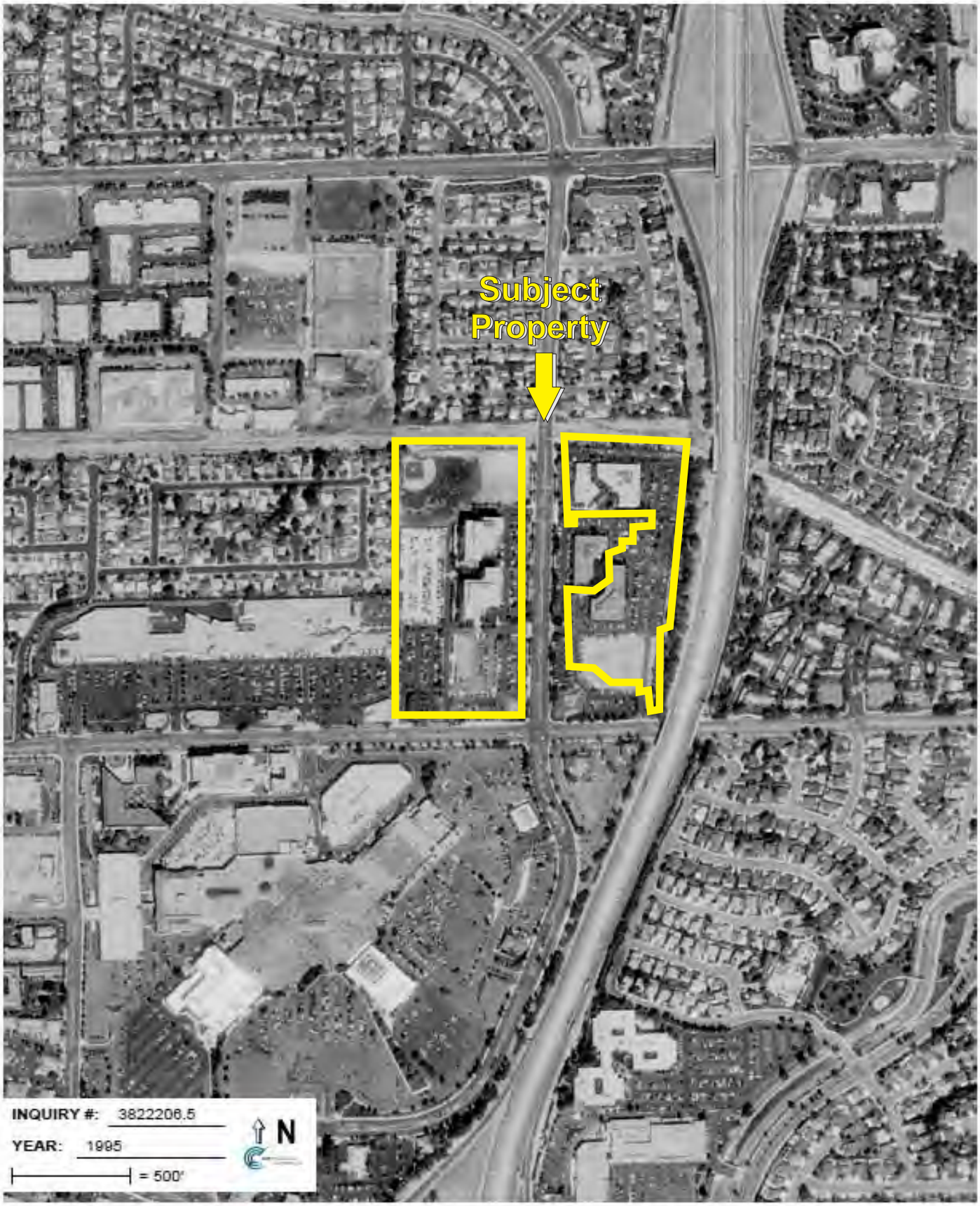
Date: 1972



Date: 1983



Date: 1990



Date: 1995



Date: 2005



Date: 2009

APPENDIX B: AERIAL PHOTOGRAPHS

Project No. 13-113609.1

PARTNER



Date: 2010

APPENDIX B: AERIAL PHOTOGRAPHS

Project No. 13-113609.1

PARTNER



Date: 2012

APPENDIX B: AERIAL PHOTOGRAPHS

Project No. 13-113609.1

PARTNER

Brea Corporate Place & Brea Financial Commons
100, 120 135, 140 & 145 South State College Boulev
Brea, CA 92821

Inquiry Number: 3822206.3
January 02, 2014

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

1/02/14

Site Name:
Brea Corporate Place & Brea
100, 120 135, 140 & 145 South
Brea, CA 92821

Client Name:
Partner Engineering and
2154 Torrance Blvd, Suite 200
Torrance, CA 90501-0000

EDR Inquiry # 3822206.3

Contact: Alex Flores

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Partner Engineering and Science, Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Brea Corporate Place & Brea Financial
Address: 100, 120 135, 140 & 145 South State College
City, State, Zip: Brea, CA 92821
Cross Street:
P.O. # NA
Project: 13-113609.1
Certification # 0203-4E18-8582

Sanborn® Library search results
Certification # 0203-4E18-8582

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the *"party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice."*

PROPERTY ADDRESS:	100-145 S State College
PROPERTY CITY, STATE ZIP:	Brea, CA

1. **Environmental liens that are filed or recorded against the property (40 CFR 312.25)**

   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

   UNKNOWN. See attach title reports.

2. **Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))**

   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?

   ☐ YES ☐ NO

   UNKNOWN. See attached title reports.

3. **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)**

   Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   ☐ YES ☒ NO

4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)**
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?

[X] YES [ ] NO

Purchase price is fair market value.

5. **Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)**
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?

[ ] YES [X] NO

a. Do you know the past uses of the property?

[ ] YES [X] NO

b. Do you know of specific chemicals that are present or once were present at the property?

[ ] YES [X] NO

c. Do you know of spills or other chemical releases that have taken place at the property?

[ ] YES [X] NO

d. Do you know of any environmental cleanups that have taken place at the property?

[ ] YES [X] NO

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 [X] NO

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

[ ] YES [X] NO

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

☐ YES ☑ NO

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

6. **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)**

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

Signature of User/Person Interviewed: [signature]

Name of User/Person Interviewed: Drew Huffman

Title/Relationship to Property: Aquisitions Analyst

Phone Number/Email: (949) 313-2200 ; dhuffman@hines.com

Date: 1/13/14

Contact for additional information:

Name: Bryant Mork

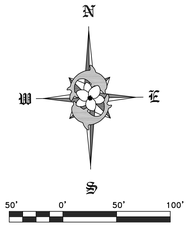
Relationship to Property: Real Estate Manager - CBRE

Phone Number/Email: (714) 256-4655

bryant.mork@cbre.com

ALTA/ACSM LAND TITLE SURVEY

100, 120, 135, 140 AND 145
SOUTH STATE COLLEGE BLVD., BREA, CA



SCALE: 1" = 50'

LEGEND:

AC – ASPHALTIC CONCERETE
ATTV – AT&T VAULT
BDG – BUILDING
BFD – BACKFLOW DEVICE
BS – BUS STOP
CLF – CHAIN LINK FENCE
CONC– CONCRETE
CVT – CABLE VAULT
DI – DRAIN INLET
E – EAST
EC – ELECTRIC CABINET
EPB – ELECTRIC PULLBOX
EST – ESTABLISHED
ET – ELECTRIC TRANSFORMER
ER – ELECTRIC RISER
EVT – ELECTRIC VAULT
FD – FOUND
FDC – FIRE DEPARTMENT CONNECTION
FH – FIRE HYDRANT
GM – GAS METER
GP – GUARD POST
LA – LANDSCAPE AREA
LP – LIGHT POST
MON – MONUMENT
MS – MONUMENT SIGN
N – NORTH
OH – OVERHANG
PL – PROPERTY LINE
POR – PORTION
PS – PARKING STALL
S – SOUTH
SCO – SEWER CLEANOUT
SL – STREET LIGHT
SN – SIGN
SMH – SEWER MANHOLE
TE – TRASH ENCLOSURE
TMH – TELEPHONE MANHOLE
TSP – TRAFFIC SIGNAL POST
TVT – TELEPHONE VAULT
UMH – UTILITY MANHOLE
US – UTILITY SHED
UVT – UTILITY VAULT
W – WEST
WV – WATER VALVE
℄ – CENTERLINE

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	866
HANDICAP	16
TOTAL	882

LAND AREA:

464,334 SQUARE FEET
10.66 ACRES

BASIS OF BEARINGS:

THE BEARING OF N01°09'55"E ALONG THE CENTERLINE OF S STATE COLLEGE BLVD PER PARCEL MAP NO. 81–1135 IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06059C 0042 J RECORDED DECEMBER 03, 2009.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SITE RESTRICTIONS:

SETBACKS:

FRONT – PER APPROVAL BY PLANNING COMMISSION
STREET SIDE – PER APPROVAL BY PLANNING COMMISSION
SIDE – PER APPROVAL BY PLANNING COMMISSION
REAR – PER APPROVAL BY PLANNING COMMISSION
HEIGHT – 75 FEET

ZONE – C–C (PD) (MAJOR SHOPPING CENTER)

FLOOR AREA RATIO – N/A
PARKING REQUIREMENT – 1 STALL PER 250 S.F. PER OFFICES

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S); THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.

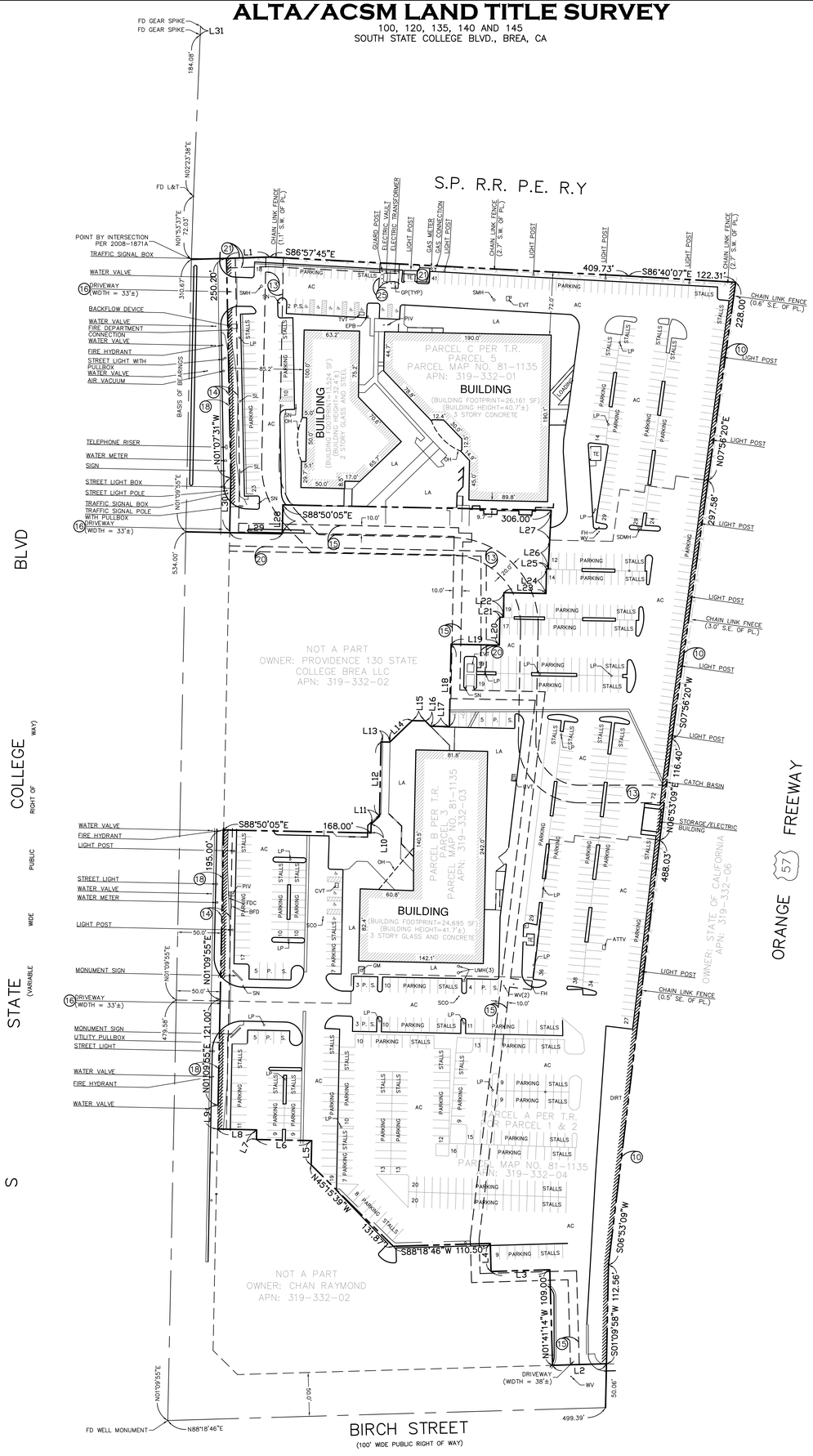
ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF BREA (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

PHONE NUMBER – (714)990–7674

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

NOTES:

–AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."
–THERE WERE NO MONUMENTS FOUND OR SET AT PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
–THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
–THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
–THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
–ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
–AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
NO RECENT CHANGES IN STREET RIGHTS–OF–WAY WERE OBSERVED AT THE TIME OF SURVEY.
–THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
–THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/– 0.1' OF THEIR ACTUAL LOCATIONS.
–UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
–COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
–THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREE'S AND SHURBS.
–JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°14'28"E	49.34'
L2	N88°18'46"E	61.43'
L3	S88°18'46"W	67.00'
L4	N01°41'14"W	32.00'
L5	N01°09'55"E	27.69'
L6	N88°50'05"W	63.00'
L7	N01°09'55"E	11.00'
L8	N88°50'05"W	44.58'
L9	N01°09'55"E	27.10'
L10	N01°09'55"E	10.00'
L11	N46°09'55"E	13.28'
L12	N01°09'55"E	84.61'
L13	S88°50'05"E	10.00'
L14	N46°09'55"E	35.36'
L15	S88°50'05"E	15.00'
L16	S43°50'05"E	8.49'
L17	S88°50'05"E	21.61'
L18	N01°09'55"E	93.62'
L19	N88°50'05"W	55.00'
L20	S01°09'55"W	32.00'
L21	N88°50'05"W	4.00'
L22	S01°09'55"W	28.00'
L23	N88°50'08"W	48.00'
L24	S01°09'55"W	28.00'
L25	N88°50'08"W	2.00'
L26	S02°52'31"W	33.00'
L27	N02°52'31"E	34.00'
L28	N01°09'55"E	33.00'
L29	S88°50'05"E	60.00'
L30	S01°09'47"W	60.76'
L31	N02°11'18"E	10.01'

LEGAL DESCRIPTION PER COMMITMENT NO: 997-23040121-TC1:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 81–1135, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 171, PAGES 18 AND 19, OF PARCEL MAPS, RECORDS OF SAID COUNTY DESCRIBED AS PARCEL NO. 2 OF THAT CERTAIN LOT LINE ADJUSTMENT LL–11–83 RECORDED JANUARY 13, 1984 AS INSTRUMENT NO. 84–000048, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, BUT AT LEAST 100 FEET BELOW THE SURFACE OF THE GROUND, AS RESERVED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA, RECORDED JANUARY 22, 1954 IN BOOK 2655, PAGE 238 AND IN BOOK 8632, PAGE 388, BOTH IN OFFICIAL RECORDS.
APN: 319–332–04

PARCEL A–1:

AN EASEMENT FOR SET BACK PURPOSES OVER A PORTION OF PARCEL 1 OF THAT CERTAIN LOT LINE ADJUSTMENT NO. LL–11–83, RECORDED JANUARY 3, 1984 AS INSTRUMENT NO. 84000048, OFFICIAL RECORDS, AS MORE PARTICULARLY DESCRIBED THEREIN AND SHOWN ON EXHIBIT "B" ATTACHED THERETO, AS GRANTED TO TORREY BREA REAL ESTATE, INC., A CALIFORNIA CORPORATION, IN EASEMENT RECORDED FEBRUARY 22, 1984 AS INSTRUMENT NO. 84–074103, OFFICIAL RECORDS.

PARCEL B:

PARCEL 3 OF PARCEL MAP 81–1135, AS SHOWN ON A MAP FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AND AS CORRECTED BY THAT CERTAIN CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 7, 1982 AS INSTRUMENT NO. 82–314705 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER, OR THAT MAY BE PRODUCED FROM SAID LAND, BUT AT LEAST 100 FEET BELOW THE SURFACE OF THE GROUND, AS RESERVED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA, RECORDED JANUARY 22, 1954 IN BOOK 2655, PAGE 238, AND IN BOOK 6832, PAGE 388, BOTH IN OFFICIAL RECORDS.

APN: 319–332–03

PARCEL B–1:

A NON–EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS ACROSS THAT PORTION OF EACH PARCEL WHICH IS PARKING AREA AND ACROSS ANY PORTION OF A LOT WHICH IS COMMON AREA AND IS DESIGNATED TO BE TRAVERSED BY PEDESTRIAN OR VEHICULAR TRAFFIC, AS SHOWN BY INSTRUMENT RECORDED FEBRUARY 22, 1984 AS INSTRUMENT NO. 84–074098 AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RE RECORDABLE INTERESTS RECORDED SEPTEMBER 30, 1994 AS INSTRUMENT NO. 94–0591057, ALL OF OFFICIAL RECORDS.

PARCEL C:

PARCEL 5 OF PARCEL MAP 81–1135, AS SHOWN ON A MAP FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AND AS CORRECTED BY THAT CERTAIN CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 7, 1982 AS INSTRUMENT NO. 82–314705 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER, OR THAT MAY BE PRODUCED FROM SAID LAND, BUT AT LEAST 100 FEET BELOW THE SURFACE OF THE GROUND, AS RESERVED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA, RECORDED JANUARY 22, 1954 IN BOOK 2655, PAGE 238, AND IN BOOK 6832, PAGE 388, BOTH IN OFFICIAL RECORDS.

PARCEL C–1:

A NON–EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS ACROSS THAT PORTION OF EACH PARCEL WHICH IS PARKING AREA AND ACROSS ANY PORTION OF A LOT WHICH IS COMMON AREA AND IS DESIGNATED TO BE TRAVERSED BY PEDESTRIAN OR VEHICULAR TRAFFIC, AS SHOWN BY INSTRUMENT RECORDED FEBRUARY 22, 1984 AS INSTRUMENT NO. 84–074098 AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RE RECORDABLE INTERESTS RECORDED SEPTEMBER 30, 1994 AS INSTRUMENT NO. 94–0591057, ALL OF OFFICIAL RECORDS.

APN: 319–332–01

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
1300 DOVE STREET, SUITE 310
NEWPORT BEACH, CA 92660

COMMITMENT NO.: 997–23040121–TC1
TITLE OFFICER: TRENT CORNELL
DATED: DECEMBER 5, 2013

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

(9) EASEMENTS FOR PIPELINES, TELEGRAPH OR TELEPHONE LINES AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN BOOK 75 PAGE 254 OF DEEDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTED HEREON.**

(10) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STREET, HIGHWAY, OR FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 02, 1975 AS BOOK 11369, PAGE 1515 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY (ORANGE FREEWAY ROUTE 57) AND IS PLOTTED HEREON.**

(11) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OWNER PARTICIPATION AGREEMENT NO. 1–PROJECT AREA C" RECORDED NOVEMBER 08, 1979 AS BOOK 13287, PAGE 983, MARCH 21, 1980 IN BOOK 13544, PAGE 361 AND SEPTEMBER 15, 1980 IN BOOK 13744, PAGE 97, ALL OF OFFICIAL RECORDS.

NOTE 1: THE FACT THAT SAID LAND LIES WITHIN PROJECT AREA C OF THE BREA REDEVELOPMENT AGENCY, CITY OF BREA, CALIFORNIA, UNDER DIVISION 24, PART I, OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, AS DISCLOSED BY A STATEMENT RECORDED DECEMBER 1, 1976 IN BOOK 11979, PAGE 1614 OF OFFICIAL RECORDS, AND REINSTITUTED BY A STATEMENT RECORDED APRIL 4, 1986 AS INSTRUMENT NO. 86–135902 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT RE RECORDABLE INTERESTS" RECORDED SEPTEMBER 30, 1994 AS INSTRUMENT NO. 94–0591057 OF OFFICIAL RECORDS.

THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(12) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 01, 1980 AS RECORDING NO. IN BOOK 13768, PAGE 1677, OFFICIAL RECORDS. SAID COVENANT IS ALSO SET FORTH IN THE DEEDS RECORDED FEBRUARY 22, 1984, AS INSTRUMENT NO. 84074099, AND RECORDED OCTOBER 03, 1986 AS INSTRUMENT NO. 86–464913, OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND BUT IS BLANKET IN NATURE IS NOT PLOTTED HEREON.**

(13) EASEMENTS FOR STORM DRAIN AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON JUNE 14, 1982 AS RECORDED IN BOOK 171, PAGE 18 THROUGH 19 OF PARCEL MAP. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

(14) EASEMENTS FOR RECREATIONAL TRAIL, PUBLIC WAY AND INCIDENTAL PURPOSES, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON JUNE 14, 1982 RECORDED IN BOOK 171, PAGES 18 THROUGH 19 OF PARCEL MAPS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

(15) EASEMENTS FOR WATER AND INCIDENTAL PURPOSES, AS DELINEATED ON OR AS OFFERED FOR DEDICATION RECORDED JUNE 14, 1982 IN BOOK 171, PAGES 18 THROUGH 19, OF PARCEL MAP. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

(16) EASEMENTS FOR 40' DRIVEWAY AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION RECORDED JUNE 14, 1982 IN BOOK 171 PAGE 18, OF PARCEL MAP. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.**

(17) THE DEDICATION OF THE DOMESTIC WATER SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS, AS ACCEPTED BY THE CITY OF BREA ON SAID PARCEL MAP FILED OR RECORDED JUNE 14, 1982 AS BOOK 171, PAGE 18 THROUGH 19 OF PARCEL MAPS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

(18) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE COLLEGE BOULEVARD, EXCEPT AT DRIVEWAY HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP RECORDED JUNE 14, 1982 AS BOOK 171, PAGE 18 THROUGH 19 OF PARCEL MAPS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.**

(19) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 22, 1984 AS RECORDING NO. 84–074098, OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT RE RE RECORDABLE INTERESTS" RECORDED SEPTEMBER 30, 1994 AS INSTRUMENT NO. 940591057 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

(20) EASEMENTS FOR PUBLIC UTILIES AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED DECEMBER 15, 1984 IN BOOK 14323, PAGE 1538, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

(21) EASEMENTS FOR ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED AUGUST 6, 1986 AS RECORDING NO. 86–346435 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

(22) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "A COVENANT AND AGREEMENT" RECORDED OCTOBER 10, 1986, AS INSTRUMENT NO. 86–478077, OF OFFICIAL RECORDS DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 23, 1990 AS INSTRUMENT NO. 90–277014 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

(23) EASEMENTS FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 20, 2008 AS RECORDING NO. 2008000395945, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEYOR'S CERTIFICATE:

TO: HINES, BREA PLACE ACQUISITIONS PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS, AND FIDELITY NATIONAL TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 07, 2014.

DATE OF PLAT OR MAP: JANUARY 17, 2014.

JOHN R. MCDONALD L.S. NO. 6728
EXP:09/30/14

LICENSED LAND SURVEYOR JOHN R. MCDONALD P.L.S. No. 6728 Exp. 09/30/14 STATE OF CALIFORNIA

REVISIONS:
01/24/14: REVISED PER CLIENT COMMENTS
01/27/14: REVISED PER CLIENT COMMENTS
01/28/14: REVISED SITE CONDITIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
TEL.: (949) 248–4685 FAX: (949) 248–4687

ALTA/ACSM LAND TITLE SURVEY
ADDRESS: 100, 120, 135, 140 AND 145 SOUTH STATE COLLEGE BLVD., BREA, CA
CLIENT: HINES

SHEET 1 OF 2
SCALE: 1" = 60'
DATE: 01/20/14
DRAWN BY: ACM
CHKD. BY: JRM
FILE NO. 13395

ALTA/ACSM LAND TITLE SURVEY

100, 120, 135, 140 AND 145
SOUTH STATE COLLEGE BLVD., BREA, CA

N

W E

S

60' 0' 60' 120'

SCALE: 1" = 50'

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	721
STANDARD STRUCTURE	443
HANDICAP	18
HANDICAP STRUCTURE	5
TOTAL	1,187

LAND AREA:

757,125 SQUARE FEET
17.38 ACRES

BASIS OF BEARINGS:

THE BEARING OF N01°09'55"E ALONG THE CENTERLINE OF S STATE COLLEGE BLVD PER PARCEL MAP NO. 81-1135 IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 06059C 0042 J RECORDED DECEMBER 03, 2009.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

SITE RESTRICTIONS:

SETBACKS:

FRONT – NONE
STREET SIDE – NONE
SIDE – 10 FEET ADJOINING RESIDENTIAL USES, OTHERWISE NONE
REAR – 10 FEET ADJOINING RESIDENTIAL USES, OTHERWISE NONE
HEIGHT – 100 FEET

ZONE – MU-1 (MIXED USE-1)

FLOOR AREA RATIO – 3.0
PARKING REQUIREMENT – 1 STALL PER 250 S.F. PER OFFICES

THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDING(S). THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.

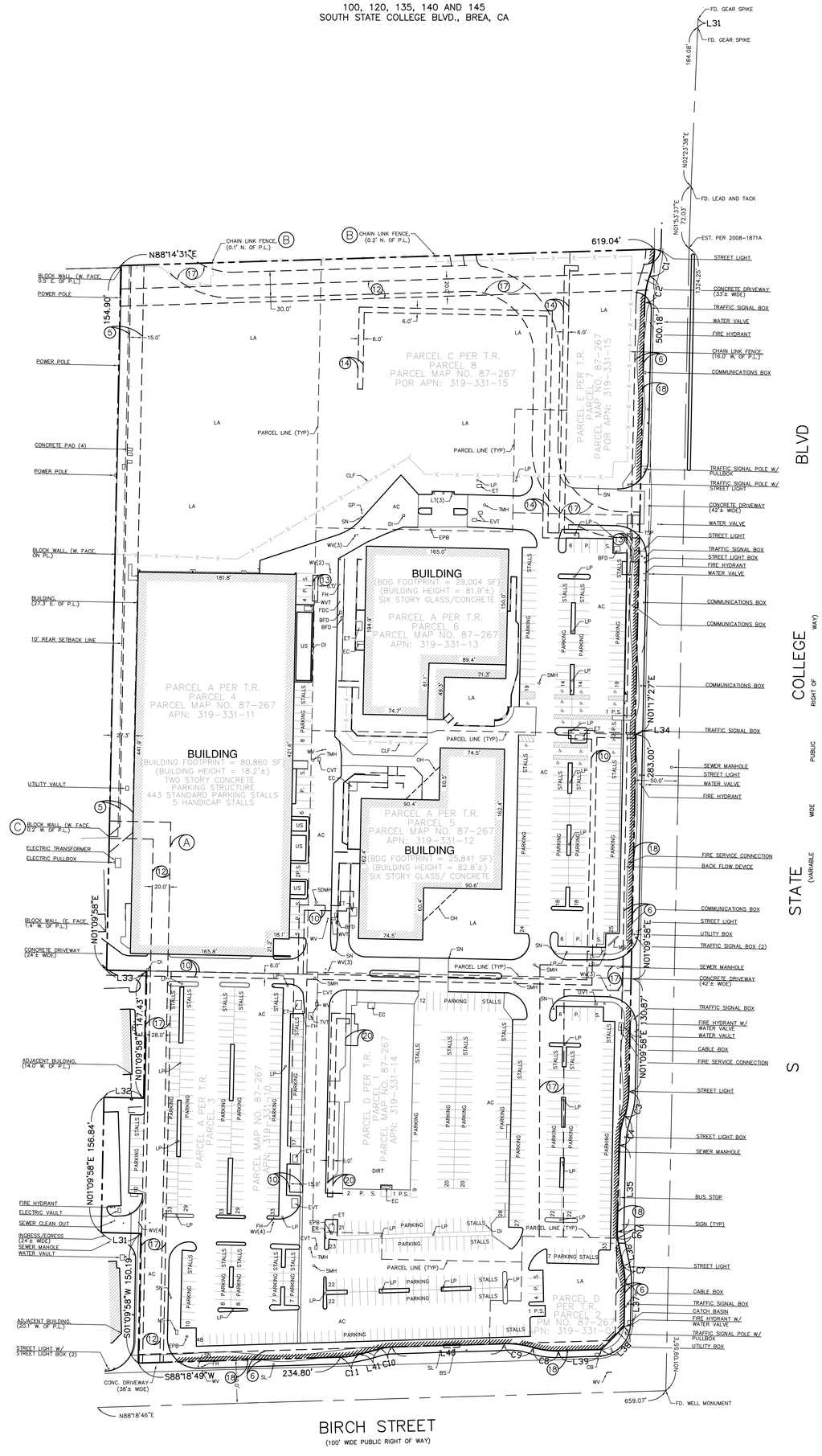
ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF BREA (PLANNING DEPARTMENT). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

PHONE NUMBER – (714)990-7674

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

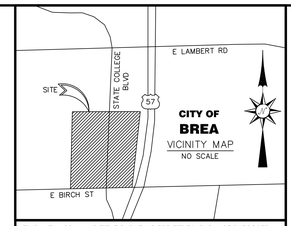
NOTES:

-AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."
-THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
-THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
-THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SUMP, DUMP OR SANITARY LANDFILL.
-THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
-ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
-AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
-THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.
-THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.
-UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
-COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.
-THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREE'S AND SHURBS.
-JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



LINE TABLE		
LINE	BEARING	LENGTH
L31	N88°33'47"W	46.00'
L32	N88°33'47"W	46.00'
L33	S88°50'02"E	46.00'
L34	N88°50'02"W	1.23'
L35	S01°09'58"W	100.00'
L36	S12°01'46"E	26.46'
L37	S01°09'58"W	50.00'
L38	S44°44'24"W	37.22'
L39	S88°18'49"W	50.00'
L40	S88°18'49"W	130.00'
L41	S75°07'05"W	26.46'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	18°11'42"	100.00'	31.76'
C2	18°11'42"	100.00'	31.76'
C3	18°11'42"	92.00'	29.22'
C4	18°11'42"	108.00'	34.30'
C5	7°36'29"	58.00'	7.70'
C6	5°35'15"	58.00'	5.66'
C7	13°11'44"	92.00'	21.19'
C8	18°11'42"	92.00'	29.22'
C9	18°11'42"	108.00'	34.30'
C10	13°11'44"	58.00'	13.36'
C11	13°11'44"	92.00'	21.19'



-THIS ALTA/ACSM LAND TITLE SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION, DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY. THIS ALTA/ACSM LAND TITLE SURVEY IS ALSO NOT TO BE USED FOR ASSESSING PROPERTY VALUE-PER TERMS AND CONDITIONS OF JRN CIVIL ENGINEERS CONTRACT WITH CLIENT(ACKNOWLEDGMENTS/REPRESENTATIONS SECTION).

-THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE.

LEGAL DESCRIPTION PER COMMITMENT NO: 997-23040123-TC:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 319-331-10, 11, 12 AND 13)
PARCELS 3, 4, 5 AND 6 OF PARCEL MAP NO. 87-267, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 224, PAGES 34 TO 38 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERALS, AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND BUT AT LEAST 100 FEET BELOW THE SURFACE OF THE GROUND, AS RESERVED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA, RECORDED MARCH 25, 1952 IN BOOK 2306 PAGE 92 OFFICIAL RECORDS.

PARCEL B:
NON-EXCLUSIVE APPURTENANT EASEMENTS FOR INGRESS AND EGRESS AND ACCESS OVER THOSE AREA DESCRIBED AS "COMMON AREA" AND "PARKING AREA" IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT FOR BREA CORPORATE PLACE RECORDED DECEMBER 24, 1984 AS INSTRUMENT NO. 84-529340, AS MODIFIED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT FOR BREA CORPORATE PLACE RECORDED JANUARY 3, 1985 AS INSTRUMENT NO. 85-000785 AND THAT CERTAIN SECOND AMENDMENT TO DECLARATION RECORDED OCTOBER 27, 1986 AS INSTRUMENT NO. 86-508396 AND THAT CERTAIN AMENDING DECLARATION RECORDED JULY 20, 1987 AS INSTRUMENT NO. 87-411902, ALL OF OFFICIAL RECORDS.

PARCEL C: (A PORTION OF APN: 319-331-15)
PARCEL 8 OF PARCEL MAP NO. 87-267, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 224, PAGES 34 TO 38, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: (APN: 319-331-07 AND 14)
PARCELS 1 AND 2 OF PARCEL MAP NO. 87-267, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 224, PAGES 34 TO 38, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL E: (A PORTION OF APN: 319-331-15)
PARCEL 7 OF PARCEL MAP NO. 87-267, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 224, PAGES 34 TO 38, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
1300 DOVE STREET, SUITE 310
NEWPORT BEACH, CA 92660

COMMITMENT NO.: 997-23040123-TC1
TITLE OFFICER: TRENT CORNELL
DATED: NOVEMBER 26, 2013

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

(4) EASEMENTS FOR PIPELINES, TELEGRAPH OR TELEPHONE LINES AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN BOOK 75 PAGE 254 OF DEEDS. THIS ITEM WAS NOT AVAILABLE AT TIME OF SURVEY.

(5) EASEMENTS FOR PIPE LINES AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED AUGUST 07, 1940 AS BOOK 1053, PAGE 379 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(6) EASEMENTS FOR RECREATIONAL TRAIL AND INCIDENTAL PURPOSES, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON PARCEL MAP 84-1169 IN BOOK 193, PAGE 32 AND 33 OF PARCEL MAP. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(8) AN EASEMENT FOR PEDESTRIAN PASSAGE AND INCIDENTAL PURPOSES AS RESERVED IN THE DOCUMENT RECORDED DECEMBER 24, 1984 AS INSTRUMENT NO. 84-529339 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTED HEREON.

(9) MATTERS IN A DOCUMENT ENTITLED "DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT FOR BREA CORPORATE PLACE", EXECUTED BY AND BETWEEN BREA H.G.E. INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, RECORDED DECEMBER 24, 1984 AS INSTRUMENT NO. 84-529340 OF OFFICIAL RECORDS, INCLUDING BUT NOT LIMITED TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS AND CHARGES.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 03, 1985 AS INSTRUMENT NO. 85000785, OF OFFICIAL RECORDS AND OCTOBER 27, 1986 AS INSTRUMENT NO. 86-508396, OF OFFICIAL RECORDS.

A DECLARATION OF ANNEXATION RECORDED JULY 20, 1987 AS INSTRUMENT NO. 87-411902 OF OFFICIAL RECORDS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTATED AND AMENDED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT FOR BREA CORPORATE PLACE" RECORDED DECEMBER 15, 1987 AS INSTRUMENT NO. 87-692241 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 29, 1993 AS INSTRUMENT NO. 93-0910247 OF OFFICIAL RECORDS.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "SECOND AMENDMENT TO THE RESTATED AND AMENDED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT FOR BREA CORPORATE PLACE:, RECORDED NOVEMBER 12, 2009, AS RECORDING NO. 2009000612547, OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(10) EASEMENTS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED APRIL 26, 1985 AS RECORDING NO. 85-149888 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(12) EASEMENTS FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED JANUARY 29, 1987 AS RECORDING NO. 87-052002 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(13) EASEMENTS FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES RECORDED JULY 25, 1986 AS RECORDING NO. 86-323495 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(14) EASEMENTS FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES RECORDED MAY 26, 1987 AS RECORDING NO. 87-293666 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(16) AN EASEMENT FOR PEDESTRIAN PASSAGE AND INCIDENTAL PURPOSES AS RESERVED IN THE DOCUMENT RECORDED JUNE 26, 1987 AS INSTRUMENT NO. 87-365508 OF OFFICIAL RECORDS THIS ITEM AFFECTS THE SUBJECT PROPERTY AND BUT IS BLANKET IN NATURE IS NOT PLOTTED HEREON.

(17) AN EASEMENT FOR STORM DRAIN, WATER PURPOSES, RECIPROCAL ACCESS AND INCIDENTAL PURPOSES, AS DELINEATED ON OR OR AS OFFERED FOR DEDICATION ON SEPTEMBER 22, 1987 IN BOOK 224, PAGE 34 THROUGH 38 OF PARCEL MAP. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON. A PORTION OF THIS ITEM SHOWN AS A "28' ACCESS EASEMENT RECIPROCAL ACCESS ACROSS PARCELS 5 AND 2 FOR PARCEL 1" IS APPROXIMATELY SHOWN HEREON.

(18) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM BIRCH STREET AND STATE COLLEGE BOULEVARD, EXCEPT AT STREET INTERSECTIONS AND DRIVEWAYS HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP, AS SHOWN ON THE SURVEY. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(19) EASEMENTS FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 23, 1987 AS RECORDING NO. 87-456136 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CANNOT BE DETERMINED AND IS NOT PLOTTED HEREON.

(20) EASEMENTS FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 28, 1989 AS RECORDING NO. 89-103370 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

STATEMENT OF ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A) BUILDING LIES OVER ITEM 12 AND 17.

(B) CHAIN LINK FENCE LIES 0.1'-0.2' NORTHERLY OVER PROPERTY LINE.

(C) BLOCK WALL LIES 0.2' WESTERLY OVER PROPERTY LINE.

REVISIONS:
01/24/14: REVISED PER CLIENT COMMENTS
01/27/14: REVISED PER CLIENT COMMENTS
01/28/14: REVISED SITE CONDITIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, SUITE 107
SAN CLEMENTE, CALIFORNIA 92672
TEL.: (949) 248-4685 FAX: (949) 248-4687

ALTA/ACSM LAND TITLE SURVEY
ADDRESS: 100, 120, 135, 140 AND 145 SOUTH STATE COLLEGE BLVD., BREA, CA
CLIENT: HINES

SHEET 2 OF 2
SCALE: 1" = 60'
DATE: 01/20/14
DRAWN BY: ACM
CHKD. BY: JRM
FILE NO. 13395

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr
Governor

Facility Search Results

Search Criteria:

Street: 100 S STATE COLLEGE BLVD
City: BREA
Sorted By: EPAID,NAME

ID's Listed:

Address used in the search and displayed below is the Physical Address.

ID Number	Name	Address	City	Zip

No Data Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr
Governor

Facility Search Results

Search Criteria:

Street: 120 S STATE COLLEGE BLVD
City: BREA
Sorted By: EPAID,NAME

ID's Listed:

Address used in the search and displayed below is the Physical Address.

ID Number	Name	Address	City	Zip

No Data Found

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr
Governor

Facility Search Results

Search Criteria:

Street: 135 S STATE COLLEGE BLVD

City: BREA

Sorted By: EPAID,NAME

ID's Listed: 3

Address used in the search and displayed below is the Physical Address.

ID Number	Name	Address	City	Zip
CAC002550650	THE CAPITAL GROUP COMPANIES INC	135 S STATE COLLEGE BLVD	BREA	92821
CAC002688918	MCGUIRE PROPERTIES	135 S STATE COLLEGE BLVD	BREA	928215823
CAL912823992	THE CAPITAL GROUP COMPANIES, INC	135 S STATE COLLEGE BLVD	BREA	928215823

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

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Department of Toxic Substances Control

Deborah O. Raphael, Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr
Governor

Facility Search Results

Search Criteria:

Street: 140 S STATE COLLEGE BLVD

City: BREA

Sorted By: EPAID,NAME

ID's Listed: 2

Address used in the search and displayed below is the Physical Address.

ID Number	Name	Address	City	Zip
CAC002624866	CAPITAL GROUP CO	140 S STATE COLLEGE BLVD	BREA	928215819
CAL000331663	THE CAPITAL GROUP COMPANIES DBA AMERICAN FUNDS SVC CO	140 S STATE COLLEGE BLVD	BREA	928215819

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

Matthew Rodriquez
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Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
1001 "I" Street
P.O. Box 806
Sacramento, California 95812-0806

Edmund G. Brown Jr
Governor

Facility Search Results

Search Criteria:

Street: 145 S STATE COLLEGE BLVD

City: BREA

Sorted By: EPAID,NAME

ID's Listed: 4

Address used in the search and displayed below is the Physical Address.

ID Number	Name	Address	City	Zip
CAC001446448	SPIEKER PROPERTIES	145 S STATE COLLEGE BLVD	BREA	926210000
CAC002624850	MAGUIRE PROPERTIES	145 S STATE COLLEGE BLVD	BREA	92821
CAD982498479	LOWE DEVELOPMENT CORP	145 S STATE COLLEGE BLVD #145	BREA	926210000
CAL000357894	BREA CORPORATE PLACE	135-145 S STATE COLLEGE BLVD	BREA	92821

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

COUNTY OF ORANGE
HEALTH CARE AGENCY

PUBLIC HEALTH SERVICES
ENVIRONMENTAL HEALTH

MARK A. REFOWITZ
DIRECTOR

DAVID M. SOULELES, MPH
DEPUTY AGENCY DIRECTOR

RICHARD SANCHEZ, REHS, MPH
DIRECTOR
ENVIRONMENTAL HEALTH

MAILING ADDRESS:
1241 E. DYER RD., #120
SANTA ANA, CA 92705-5611

TELEPHONE: (714) 433-6000
FAX: (714) 754-1732
E-MAIL: ehealth@ochca.com

Excellence
Integrity
Service

October 9, 2012

Mr. Dave Hardt
Inner Space Constructors
2250 S. Central Ave.
Rancho Dominguez, CA 90220

Subject: Completion of Tank Removal

Re: Capitol Group- BRO 135
135 S. State College Boulevard
Brea, California

Dear Mr. Hardt:

This is in response to your request for closure of the UST removal file for the location mentioned above. With the provision that the results for the soil samples collected on June 18, 2008 were accurate and representative of existing conditions, it is the position of this office that no significant soil contamination has occurred at the above noted facility location.

It should be pointed out that this letter does not relieve you of any responsibilities mandated under the California Health and Safety Code if additional or previously unidentified contamination is discovered at the subject site.

If you have any questions regarding this matter, please contact Tamara Escobedo at (714) 433-6251.

Sincerely,

Geniece Higgins
Supervising Hazardous Waste Specialist
Hazardous Materials Management Section
Environmental Health

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	Sec. Dep. Balance	GLA Square Footage	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
New Leases														
EPU001-250	Minmetals, Inc	05/01/14	09/30/19	0	4,494									
EPU001-255	Minmetals, Inc	05/01/14	09/30/19	0	1,329									
EPU001-260	Minmetals, Inc	05/01/14	09/30/19	0	1,887									
Vacant Suites														
EPU001-100	VACANT				13,068									
EPU001-255	VACANT				1,329									
EPU001-260	VACANT				1,887									
EPU001-270	VACANT				1,653									
EPU001-350	VACANT				4,179									
EPU001-600	VACANT				23,317									
EPU001-B100	VACANT				11,296									
Occupied Suites														
EPU001-110	Metropolitan Life Insurance	12/01/13	04/28/19	0	9,752	19,504.00	2.00			-19,004.00	RNT	8/1/2014	19,504.00	24.00
											RNT	12/1/2014	20,089.12	24.72
											RNT	12/1/2015	20,691.79	25.46
											RNT	12/1/2016	21,312.55	26.23
											RNT	12/1/2017	21,951.92	27.01
											RNT	12/1/2018	22,610.48	27.82
EPU001-200	RGN-Brea I, LLC	10/27/13	10/31/23	0	13,789	28,956.90	2.10			-28,956.90	RNT	12/1/2014	28,956.90	25.20
											RNT	11/1/2015	29,825.61	25.96
											RNT	11/1/2016	30,720.38	26.73
											RNT	11/1/2017	31,641.99	27.54
											RNT	11/1/2018	32,591.25	28.36
											RNT	11/1/2019	33,568.98	29.21
											RNT	11/1/2020	34,576.05	30.09
											RNT	11/1/2021	35,613.33	30.99
											RNT	11/1/2022	36,681.73	31.92
EPU001-250	Minmetals, Inc	05/01/09	04/30/14	19,664	4,494	11,684.40	2.60	123.67		400.00				
EPU001-265	WAMS, Inc	10/26/09	02/28/15	7,172	2,608	6,389.60	2.45	109.26		150.00	RNT	11/1/2014	6,520.00	30.00
EPU001-300	Frazer LLP	05/01/12	07/31/16	51,985	19,211	45,337.96	2.36	737.65		350.00	RNT	8/1/2014	46,298.51	28.92
											RNT	8/1/2015	47,259.06	29.52

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	Sec. Dep. Balance	GLA Square Footage	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
EPU001-351	Focus CPA Group, Inc	08/23/13	01/31/20	0	1,500	2,724.45	1.82			-2,724.45	FRE	3/1/2014	0.00	0.00
											RNT	9/1/2014	2,806.18	22.45
											RNT	9/1/2015	2,890.37	23.12
											RNT	9/1/2016	2,977.08	23.82
											RNT	9/1/2017	3,066.39	24.53
											RNT	9/1/2018	3,158.38	25.27
											RNT	9/1/2019	3,253.14	26.03
EPU001-400	Sully Miller Contracting Comp	03/11/10	05/31/18	0	24,787	51,061.22	2.06	194.81		362.50	RNT	6/1/2014	52,548.44	25.44
											RNT	6/1/2015	54,283.53	26.28
											RNT	6/1/2016	55,770.75	27.00
EPU001-500	New Dream Network, LLC	10/01/10	07/31/17	41,776	16,380	34,755.08	2.12	146.83		2,129.64	RNT	10/1/2014	35,797.74	26.23
											RNT	10/1/2015	36,871.67	27.01
											RNT	10/1/2016	37,977.82	27.82
EPU001-550	Wells Fargo Advisors LLC	07/24/13	11/30/18	0	7,538	15,076.00	2.00			-14,946.00	RNT	7/1/2014	15,528.28	24.72
											RNT	7/1/2015	15,994.13	25.46
											RNT	7/1/2016	16,473.95	26.23
											RNT	7/1/2017	16,968.17	27.01
EPU001-B120	Palazzo Cafe, Inc	12/01/10	11/30/16	15,000	4,244	5,305.00	1.25							
EPU001-G100	Craig Nash DBA Prontowash A	04/01/11	12/31/49	0	0					100.00				
EPU001-G110	Brea Management Office	05/01/12	05/02/12	0	1,000									
EPU001-G130	Brea Health Club	05/01/12	05/02/12	0	4,745									
EPU001-R100	Pacific Bell WirelessT-Mobile	05/01/12	07/31/15	0	0					3,080.39	ANT	8/1/2014	3,203.60	0.00
EPU001-R101	New Cingular Wireless PCS, Ll	05/13/12	05/12/15	0	0					2,497.61	ANT	5/13/2014	2,597.51	0.00

Totals:	Occupied Sqft:	65.99%	110,048	220,794.61	1,312.22	-56,561.21
	Vacant Sqft:	34.01%	56,729	(7 Units)		
	Total Sqft:		166,777	(19 Units)		
	Leased/Unoccupied Sqft:		0	0.00	0.00	0.00
Total 135 S. State College Blvd:	Occupied Sqft:	65.99%	110,048	220,794.61	1,312.22	-56,561.21
	Vacant Sqft:	34.01%	56,729	(7 Units)		
	Total Sqft:		166,777	(19 Units)		
	Leased/Unoccupied Sqft:		0	0.00	0.00	0.00

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	Sec. Dep. Balance	GLA Square Footage	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
New Leases														
EPV001-110	Union Bank, NA	04/01/14	03/31/19	0	3,768									
EPV001-470	Union Bank, NA	04/01/14	03/31/19	0	2,288									
EPV001-600	Union Bank, NA	04/01/14	03/31/19	0	24,478									
Vacant Suites														
EPV001-210	VACANT				4,408									
EPV001-220	VACANT				3,572									
EPV001-350	VACANT				5,009									
EPV001-G106K	VACANT				136									
EPV001-G106M	VACANT				198									
EPV001-G106O	VACANT				150									
EPV001-G106R	VACANT				150									
Occupied Suites														
EPV001-100	Bamberger Polymers	07/01/10	06/30/15	7,000	3,396	6,382.75	1.88	135.86			RNT	7/1/2014	6,574.23	23.23
EPV001-110	Union Bank, NA	04/01/13	03/31/14	0	3,768	6,782.40	1.80	150.06						
EPV001-115	Cruzader's Inc	01/01/12	12/31/14	5,359	2,367	4,871.65	2.06	38.15		250.00				
EPV001-125	Health Care Security Svc of CA	11/01/13	10/31/15	0	1,203	2,466.15	2.05				RNT	11/1/2014	2,540.13	25.34
EPV001-150	Chevron USA Inc	01/01/12	12/31/16	0	3,313									
EPV001-160	Xdimensional Technologies	08/01/12	09/30/19	0	3,251	13,695.86	4.21				RNT	10/1/2014	14,106.74	52.07
											RNT	10/1/2015	14,529.94	53.63
											RNT	10/1/2016	14,965.84	55.24
											RNT	10/1/2017	15,414.82	56.90
											RNT	10/1/2018	15,877.23	58.61
EPV001-170	Xdimensional Technologies	08/01/12	09/30/19	0	853									
EPV001-175	Deans & Homer	09/01/11	08/31/16	3,498	1,749	3,707.88	2.12	139.86			RNT	9/1/2014	3,830.31	26.28
											RNT	9/1/2015	3,935.25	27.00
EPV001-180	Managing Technology DBA MT	03/01/11	02/29/16	5,383	2,175	4,415.25	2.03	174.12			RNT	3/1/2014	4,545.75	25.08
											RNT	3/1/2015	4,676.25	25.80

11,098

Database: CBRESTANDARD

Report ID: CBRE_CMROLL2

Rent Roll

145 S. State College Blvd
1/1/2014

Date: 1/7/2014
Time: 14:57

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	Sec. Dep. Balance	GLA Square Footage	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	--- Future Rent Increases --- Cat	Date	Monthly Amount	PSF
EPV001-200	Fresh Start Bakeris, Inc	07/01/11	06/30/17	0	8,778	22,417.96	2.55	1,003.16			RNT	7/1/2014	23,083.84	31.56
											RNT	7/1/2015	23,749.72	32.47
											RNT	7/1/2016	24,415.60	33.38
EPV001-230	Fresh Start Bakeris, Inc	07/01/11	06/30/17	0	1,367	2,761.34	2.02				RNT	7/1/2014	2,843.36	3.89
											RNT	7/1/2015	2,925.38	4.00
											RNT	7/1/2016	3,007.40	4.11
EPV001-240	Fresh Start Bakeris, Inc	04/01/13	03/31/14	0	1,167									
EPV001-250	Fresh Start Bakeris, Inc	07/01/13	03/31/14	0	3,600	9,343.32	2.60	393.29						
EPV001-260	Fresh Start Bakeris, Inc	07/01/11	06/30/17	0	2,320									
EPV001-300	Merrill Lynch, Pierce, Fenner	12/01/10	04/30/16	0	19,152	41,855.82	2.19	1,506.63		375.00	RNT	12/1/2014	43,111.49	27.01
											RNT	12/1/2015	44,404.83	27.82
EPV001-400	Chevron USA Inc	01/01/12	12/31/16	0	16,166	108,854.62	6.73			65.00	RNT	1/1/2015	112,702.06	83.66
											RNT	1/1/2016	116,664.93	86.60
EPV001-450	Chevron USA Inc	01/01/12	12/31/16	0	4,203									
EPV001-470	Union Bank, NA	04/01/13	03/31/14	0	2,288									
EPV001-480	Chevron USA Inc	01/01/12	12/31/16	0	1,727									
EPV001-500	Chevron USA Inc	01/01/12	12/31/16	0	25,096									
EPV001-600	Union Bank, NA	04/01/13	03/31/14	0	24,478	48,178.80	1.97	2,141.56		910.00				
EPV001-G100	Chevron USA Inc	01/01/12	12/31/16	0	5,423									
EPV001-G102	Chevron USA Inc	01/01/12	12/31/16	0	4,773									
EPV001-G105	Chevron USA Inc	01/01/12	12/31/16	0	3,944									
EPV001-G106E	Chevron USA Inc	05/01/12	04/30/49	0	150									
EPV001-G106F	Chevron USA Inc	05/01/12	04/30/49	0	150									
EPV001-G106G	Chevron USA Inc	05/01/12	04/30/49	0	200					62.50				
EPV001-G106H	WAMS, Inc	05/01/12	04/30/49	0	200					125.00				
EPV001-G106I	Chevron USA Inc	05/01/12	04/30/49	0	200									
EPV001-G106J	Chevron USA Inc	05/01/12	04/30/49	0	200									
EPV001-G106L	Minmetals, Inc	05/01/12	04/30/49	0	136					95.00				
EPV001-G106N	Sully Miller Contracting Co	05/01/12	04/30/49	0	150									

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	Sec. Dep. Balance	GLA Square Footage	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
EPV001 -G106P	Chevron USA Inc	05/01/12	04/30/49	0	200									
EPV001 -G106Q	Chevron USA	05/01/13	04/30/14	0	150									
EPV001 -G108A	Fresh Start Bakeries, Inc	05/01/12	04/30/49	0	456					382.00				
EPV001 -G108B	Merrill Lynch, Pierce, Fenner	05/01/12	04/30/49	0	314									
EPV001 -G108C	Chevron USA Inc	05/01/12	04/30/49	0	218					644.00				
EPV001 -G108D	Union Bank, NA	05/01/12	04/30/49	0	152					97.50				
EPV001 -R100	Cruzader's Inc	01/01/12	12/31/14	0	0									
EPV001 -Roof	Global Tower Partners, LLC	07/19/07	07/18/17	0	0	1,970.19					RNT	7/19/2014	2,029.29	0.00
											RNT	7/19/2015	2,090.17	0.00
											RNT	7/19/2016	2,152.88	0.00

Totals:	Occupied Sqft:	91.65%	149,433	277,703.99	5,682.69	3,006.00
	Vacant Sqft:	8.35%	13,623	(7 Units)		
	Total Sqft:		163,056	(45 Units)		
	Leased/Unoccupied Sqft:		0	0.00	0.00	0.00
Total 145 S. State College Blvd:	Occupied Sqft:	91.65%	149,433	277,703.99	5,682.69	3,006.00
	Vacant Sqft:	8.35%	13,623	(7 Units)		
	Total Sqft:		163,056	(45 Units)		
	Leased/Unoccupied Sqft:		0	0.00	0.00	0.00
Grand Total:	Occupied Sqft:	66.92%	331,504	633,983.99	41,855.41	-53,555.21
	Vacant Sqft:	33.08%	163,869	(18 Units)		
	Total Sqft:		495,373	(76 Units)		
	Leased/Unoccupied Sqft:		0	0.00	0.00	0.00

Database: CBRESTANDARD

Report ID: CBRE_CMROLL2

Rent Roll

100 S. State College Blvd
1/1/2014

Date: 1/7/2014
Time: 14:57

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	Sec. Dep. Balance	GLA Square Footage	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
Vacant Suites														
EPR001-100	VACANT				15,461									
	Totals:	Occupied Sqft:		0.00%	0	0.00		0.00		0.00				
		Vacant Sqft:		100.00%	15,461	(1 Units)								
		Total Sqft:			15,461	(1 Units)								
		Leased/Unoccupied Sqft:			0	0.00		0.00		0.00				
	Total 100 S. State College Blvd:	Occupied Sqft:		0.00%	0	0.00		0.00		0.00				
		Vacant Sqft:		100.00%	15,461	(1 Units)								
		Total Sqft:			15,461	(1 Units)								
		Leased/Unoccupied Sqft:			0	0.00		0.00		0.00				

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	Sec. Dep. Balance	GLA Square Footage	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
Vacant Suites														
EPS001-100	VACANT				26,046									
EPS001-200	VACANT				26,305									
EPS001-BMT	VACANT				25,705									
Totals:	Occupied Sqft:			0.00%	0	0.00		0.00		0.00				
	Vacant Sqft:			100.00%	78,056	(3 Units)								
	Total Sqft:				78,056	(3 Units)								
	Leased/Unoccupied Sqft:				0	0.00		0.00		0.00				
Total 120 S. State College Blvd:	Occupied Sqft:			0.00%	0	0.00		0.00		0.00				
	Vacant Sqft:			100.00%	78,056	(3 Units)								
	Total Sqft:				78,056	(3 Units)								
	Leased/Unoccupied Sqft:				0	0.00		0.00		0.00				

Suite Id	Tenant Name	--- Rent Dates --- Start	Expire	Sec. Dep. Balance	GLA Square Footage	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	--- Future Rent Increases --- Date	Monthly Amount	PSF
Occupied Suites														
EPT001 -110	The Capital Group Companies	05/01/12	11/30/14	0	504	948.00	1.88							
EPT001 -120	The Capital Group Companies	05/01/12	11/30/14	0	648	1,219.00	1.88							
EPT001 -130	The Capital Group Companies	05/01/12	11/30/14	0	1,890	3,555.00	1.88							
EPT001 -150	The Capital Group Companies	05/01/12	11/30/14	0	10,857	20,424.00	1.88							
EPT001 -180	The Capital Group Companies	05/01/12	11/30/14	0	7,082	13,322.00	1.88							
EPT001 -200	The Capital Group Companies	05/01/12	11/30/14	0	25,552	48,067.00	1.88							
EPT001 -300	The Capital Group Companies	05/01/12	11/30/14	0	11,906	22,397.39	1.88	34,860.50						
EPT001 -380	The Capital Group Companies	05/01/12	11/30/14	0	13,584	25,553.00	1.88							
Totals:	Occupied Sqft:	100.00%			72,023	135,485.39		34,860.50		0.00				
	Vacant Sqft:	0.00%			0	(0 Units)								
	Total Sqft:				72,023	(8 Units)								
	Leased/Unoccupied Sqft:				0	0.00		0.00		0.00				
Total 140 S. State College Blvd:	Occupied Sqft:	100.00%			72,023	135,485.39		34,860.50		0.00				
	Vacant Sqft:	0.00%			0	(0 Units)								
	Total Sqft:				72,023	(8 Units)								
	Leased/Unoccupied Sqft:				0	0.00		0.00		0.00				

THE CAPITAL GROUP INC
135 S STATE COLLEGE BLVD
BREA, CA 92621

Inquiry Number:
January 21, 2014

EDR Site Report™

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary . . . . . Page 3

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports . . . . . Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information. . . . . Page 10

Name, source, update dates, contact phone number and description of each of the databases for this report.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 **THE CAPITAL GROUP INC** 135 S STATE COLLEGE BLVD BREA, CA 92621 EDR ID #S113163858
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in other database records (OTHER)	**YES - p4**
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in other database records

DATABASE: Other Database Records (OTHER)

THE CAPITAL GROUP INC
135 S STATE COLLEGE BLVD
BREA, CA 92621
EDR ID #S113163858

HAZNET:

Year:	2008
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Not reported
TSD EPA ID:	TXD077603371
TSD County:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.3
Facility County:	Orange

Year:	2008
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Tank bottom waste
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.72975
Facility County:	Orange

Year:	2008
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Tank bottom waste
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.72975
Facility County:	Orange

Year:	2008
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Not reported
TSD EPA ID:	TXD077603371
TSD County:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.3
Facility County:	Orange

Year:	2007
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804

Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.81
Facility County: Orange

Year: 2007
Gepaid: CAL912823992
Contact: DANA BEDDIE / FACILITIES COORD
Telephone: 7146727435
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215804
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.81
Facility County: Orange

Year: 2007
Gepaid: CAL912823992
Contact: DANA BEDDIE / FACILITIES COORD
Telephone: 7146727435
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215804
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.02
Facility County: Orange

Year: 2007
Gepaid: CAL912823992
Contact: DANA BEDDIE / FACILITIES COORD
Telephone: 7146727435
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215804
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.02
Facility County: Orange

Year: 2006
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.3
Facility County: Orange

Year: 2006
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.3
Facility County: Orange

Year: 2005
Gepaid: CAL912823992

Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Tank bottom waste
Disposal Method: Recycler
Tons: 0.2
Facility County: Orange

Year: 2005
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Recycler
Tons: 0.01
Facility County: Orange

Year: 2005
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Recycler
Tons: 0.01
Facility County: Orange

Year: 2005
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Tank bottom waste
Disposal Method: Recycler
Tons: 0.2
Facility County: Orange

Year: 2005
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 0.5
Facility County: Orange

Year: 2005
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler

Tons: 0.5
Facility County: Orange

Year: 2004
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 0.37
Facility County: Orange

Year: 2004
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 0.37
Facility County: Orange

Year: 2002
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 0.41
Facility County: Orange

Year: 2002
Gepaid: CAL912823992
Contact: DEBBIE BOWEN
Telephone: 7142575728
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215823
Gen County: Not reported
TSD EPA ID: CAT080033681
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 0.41
Facility County: Orange

Year: 1999
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: .0834
Facility County: Los Angeles

Year: 1999
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808

Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: .0834
Facility County: Los Angeles

Year: 1995
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Not reported
TSD EPA ID: CAT000613976
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Transfer Station
Tons: 1.2843
Facility County: Los Angeles

Year: 1995
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Not reported
TSD EPA ID: CAT000613976
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Transfer Station
Tons: 1.2843
Facility County: Los Angeles

Year: 1994
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Not reported
TSD EPA ID: CAD982524613
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .8339
Facility County: Los Angeles

Year: 1994
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Not reported
TSD EPA ID: CAD982524613
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .8339
Facility County: Los Angeles

Year: 1993
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Not reported
TSD EPA ID: CAL982524613
TSD County: Not reported
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Not reported
Tons: 0.12509999999
Facility County: Los Angeles

Year: 1993
Gepaid: CAL912823992

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Contact:	TIMOTHY J SULLIVAN FCLTY MGR
Telephone:	7142575700
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215808
Gen County:	Not reported
TSD EPA ID:	CAD982524613
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	0.1459
Facility County:	Los Angeles

Year:	1993
Gepaid:	CAL912823992
Contact:	TIMOTHY J SULLIVAN FCLTY MGR
Telephone:	7142575700
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215808
Gen County:	Not reported
TSD EPA ID:	CAD982524613
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Tons:	0.1459
Facility County:	Los Angeles

Year:	1993
Gepaid:	CAL912823992
Contact:	TIMOTHY J SULLIVAN FCLTY MGR
Telephone:	7142575700
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215808
Gen County:	Not reported
TSD EPA ID:	CAL982524613
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Not reported
Tons:	0.12509999999
Facility County:	Los Angeles

SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

CA HAZNET: Facility and Manifest Data
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2012
Database Release Frequency: Annually
Date of Last EDR Contact: 01/17/2014
Date of Next Scheduled Update: 04/28/2014



tional Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

50 0 500 1000

FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0042J

FIRM

FLOOD INSURANCE RATE MAP

ORANGE COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 42 OF 539

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BREA, CITY OF	060214	0042	J
FULLERTON, CITY OF	060219	0042	J
ORANGE COUNTY	060212	0042	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06059C0042J

MAP REVISED
DECEMBER 3, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Atlas ENVIRONMENTAL ENGINEERING, INC.

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Environmental Health and Safety Specialists

Feasibility and Risk Analysis

Hazardous Waste Management and Monitoring

July 15, 2008

Ms. Tamara Padilla
Orange County Health Care Agency
Environmental Health Division
1241 E. Dyer Road, Suite 120
Santa Ana, California 92705

RE: **Capitol Group – BRO 135**
135 S. State College Boulevard
Brea, California
Tank Removal Report

Dear Ms. Padilla:

Enclosed is a copy of the "*Tank Removal Report*" dated July 15, 2008. Soil sample collection and reporting duties were conducted by Atlas Environmental Engineering, Inc. (ATLAS) at the request of FR Construction and authorization of Inner Space Constructors. If you have any questions, please call Jasmine Senn or me at (714) 890-7129.

Respectfully,
ATLAS ENVIRONMENTAL ENGINEERING, INC.

Jay A. Boughter, P.G.
Senior Hydrogeologist

cc: Ms. Lindsey Martin, City of Brea Fire Prevention (w/1 enclosure)
Mr. Dave Hardt, Inner Space Constructors (w/2 enclosure)
Mr. Frank Lopez, FR Construction (w/2 enclosures)

RECEIVED HCA/RH
JUL 17 2008
ENVIRONMENTAL HLTH

3185 Airway Avenue, Suite D-1 • Costa Mesa, CA 92626 • (P) 714.890.7129 • (F) 714.890.7149
www.atlasenvironmental.com • License Number A729641

TANK REMOVAL REPORT
Capitol Group – BRO 135
135 S. State College Boulevard
Brea, California

July 15, 2008

Prepared for

Mr. Dave Hardt
Inner Space Constructors
2250 S. Central Avenue
Rancho Dominguez, California 90220

Atlas
ENVIRONMENTAL
ENGINEERING, INC.

Prepared by

ATLAS ENVIRONMENTAL
ENGINEERING, INC.
3185 Airway Avenue, Suite D-1
Costa Mesa, CA 92626
(714) 890-7129

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Atlas ENVIRONMENTAL ENGINEERING, INC.

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APPENDIX A- Permits, Manifests and Tank Destruction Documentation
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APPENDIX C- Laboratory Analytical Report and Chain-of-Custody Documentation

Atlas
ENVIRONMENTAL
ENGINEERING, INC.

TANK REMOVAL REPORT
Capitol Group- BRO 135
135 S. State College Boulevard
Brea, California

INTRODUCTION

This report presents field observations and results of verification soil samples collected by Atlas Environmental Engineering, Inc. (ATLAS) personnel subsequent to underground storage tank (UST) removal activities at the subject site. All UST removal and sampling activities were conducted under the direction of the City of Brea Fire Prevention Specialist Lindsey Martin and Orange County Health Care Agency (OCHCA) Hazardous Waste Specialist Tamara Padilla.

Site Identification

Site Address:	Capitol Group- BRO 135 135 S. State College Boulevard Brea, California 92821
UST Owner:	The Capitol Group Companies, Inc. 135 S. State College Boulevard Brea, California 92821
OCHCA Contact:	Ms. Tamara Padilla Orange County Health Care Agency Environmental Health 1241 E. Dyer Road, Suite 120 Santa Ana, California 92705
City of Brea Contact:	Ms. Lindsey Martin City of Brea Fire Prevention 1 Civic Center Circle Brea, California 92821
Project Contact:	Mr. Dave Hardt Inner Space Constructors 2250 S. Central Avenue Rancho Dominguez, California 91606

Atlas ENVIRONMENTAL ENGINEERING INC.

Current Business Activities

The subject site is a business complex. Changes in the current site usage are not anticipated in the near future.

Number, Capacity and Contents of Tanks

Prior to commencing UST removal activities on June 18, 2008, the site maintained one (1)5,000-gallon UST, containing diesel fuel to operate an emergency power generator for the business buildings.

BACKGROUND

Site Description

The site is rectangular in shape and is bounded by South State College Boulevard on the eastern property line and East Birch Street on the southern property line in Brea, California. Two (2) office buildings are located towards the northeast corner of the property with a parking structure located west of the office buildings. A structure that housed an emergency power generator is located towards the northern end of the access road that runs north/south between the parking structure and business buildings. A site location map is presented as **Figure 1** and a site plan with the major site features are shown on **Figure 2**.

GEOLOGY AND HYDROGEOLOGY

Geology

The site is located within the plateau located at the northern edge of Orange County, California, near the eastern edge of the Downey and northern edge of the Tustin plains, along the foothills of the Puente and north Chino Hills, east- southeast of the Santa Ana Mountains and southeast of the San Joaquin Hills at an elevation of approximately 360 feet above mean sea level (USGS, 1961). The site is underlain by Quaternary-aged non-marine terrace deposits and alluvium to approximately 1,400 feet bgs, consisting of sand, gravel, and conglomerate with some silt and clay beds. Underlying the alluvium are Tertiary bedrock units comprised of sandstone, siltstone, shale, and conglomerate. The closest active faults are the Whittier-Elsinore fault zone to the north and the Newport-Inglewood fault zone to the southwest (CDMG, 1966).

Hydrogeology

The site is located in the northern portion of the Coastal Plain of Orange County Basin. The basin underlies the lower Santa Ana River watershed. Upper, middle and lower aquifer systems are recognizable in the basin (DWR, 2004). The upper system includes Holocene alluvium, older alluvium, stream terraces and the upper Pleistocene deposits represented by the La Habra Formation. The average thickness of the formation is approximately 1,600 feet. The lower system includes the Upper Fernando Group of upper Pliocene age with an average thickness of approximately 350 to 500 feet thick (DWR, 1967). Groundwater in the Yorba Linda Hydrologic Subarea Split is designated as existing beneficial use for municipal, agricultural, industrial service, and industrial process supply (SARWQCB, 1995).

UST REMOVAL AND SOIL SAMPLE COLLECTION

UST Removal

On June 18, 2008, one (1) 5,000-gallon UST was removed from the site. UST removal operations were coordinated by the general contractor on-site, FR Construction. Prior to removing the UST, the UST was triple rinsed and certified for safe removal by a Certified Industrial Hygienist. Nieto and Sons Trucking, Inc. provided transportation and disposal for the rinsate and USTs. The rinsate was transported to DeMenno Kerdoon, located in Compton, California for disposal and the USTs were transported to Ecology Auto Parts in Santa Fe Springs, California for destruction. The UST removal operations were conducted in accordance to the City of Brea Fire Prevention's UST removal guidelines and observed by the Fire Prevention Specialist, Lindsey Martin. Copies of all permits, available certifications, manifests and the tank destruction certificate are included in **Appendix A**.

Soil Sample Collection

On June 18, 2008, confirmation soil sampling activities were conducted using a backhoe. Confirmation soil sampling activities were observed by the OCHCA Hazardous Waste Specialist, Tamara Padilla. A total of four (4) soil samples were collected. Two (2) soil samples, TP-1 and TP-2, were collected at approximately 14 feet below ground surface (bgs) or at approximately 2 feet below each end of the UST invert, one (1) soil sample, TP-3, was collected at approximately 6 feet bgs or 2 feet below the product piping, and one soil sample, TP-4, was collected from the soil stockpiled on-site generated from the UST excavation. Soil sampling activities were conducted by a field technician under the supervision of a California Professional Geologist. The soil sample locations are shown on **Figure 2** and soil sampling procedures are included in **Appendix B**.

Laboratory Analysis and Chain-of-Custody

A total of four (4) soil samples were analyzed by Alpha Scientific Corporation (a state certified laboratory) for Total Petroleum Hydrocarbons as diesel (TPHd) by EPA Method 8015M and volatile aromatic compounds (BTEX) plus fuel oxygenates by EPA Method 8260B.

The soil samples collected were labeled with a unique sample identification number, name of collector, time and date of collection. This information was transferred to a chain-of-custody form, to track the soil sample handling until delivery to the analytical laboratory. The soil samples were placed in an ice chest on ice until delivered to the laboratory at the end of the soil sampling program.

FINDINGS

Soil Analytical Results

Laboratory analysis of soil samples collected from beneath the UST inverts, product line and soil stockpiled on-site did not detect TPHd, BTEX, MTBE, ETBE, DIPE, TAME, or TBA at concentrations exceeding laboratory detection limits. Soil analytical results are summarized in **Table 1** and the associated laboratory analytical report and chain-of-custody documentation are included in **Appendix C**.

TANK EXCAVATION AND BACKFILL

ATLAS was informed that all soil excavated during the removal program were used to backfill the UST excavation. The soil stockpiled on-site was certified as "clean" for reuse based on the soil analytical results obtained from soil sample TP4.

RECOMMENDATION

Based on the soil analytical results which did not reveal detections of chemical constituents of concern at concentrations exceeding laboratory detection limits, ATLAS recommends no further action and request for closure of the UST removal file.

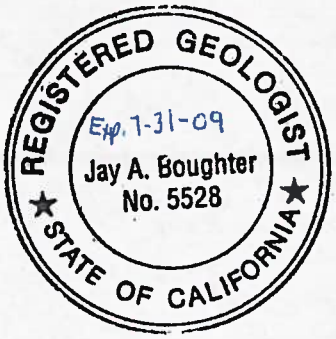
CLOSING

The work conducted by ATLAS has been performed using methods and procedures accepted in the environmental field. ATLAS makes no other warranty, either expressed or implied, concerning the information that is contained within this report. The analysis of soil samples was performed by a California certified laboratory; however, no warranty as to the validity of the work conducted by the independent Laboratory is implied.

This report is valid as of this date. However, as a result of the passage of time and changing site conditions or integrity of the underground tanks, piping and dispensing equipment, deviations to the information contained in this report may occur. Accordingly, information presented in later reports may invalidate this report in partial or whole form. These conditions are beyond the control of ATLAS, and should be considered in basing continuing assessments on the information contained herein after the passage of time.

This report has been prepared by ATLAS at the request of FR Construction and the approval of Inner Space Constructors. Submission of this report to the appropriate regulatory agencies/parties is recommended and considered the responsibility of Inner Space Constructors.

Respectfully,
ATLAS ENVIRONMENTAL ENGINEERING, INC.



Jasmine Senn
Project Scientist

Jay A. Boughter, P.G.
Senior Hydrogeologist

REFERENCES

California Department of Mines and Geology, *Geologic Map of California: Santa Ana Sheet*, 1966.

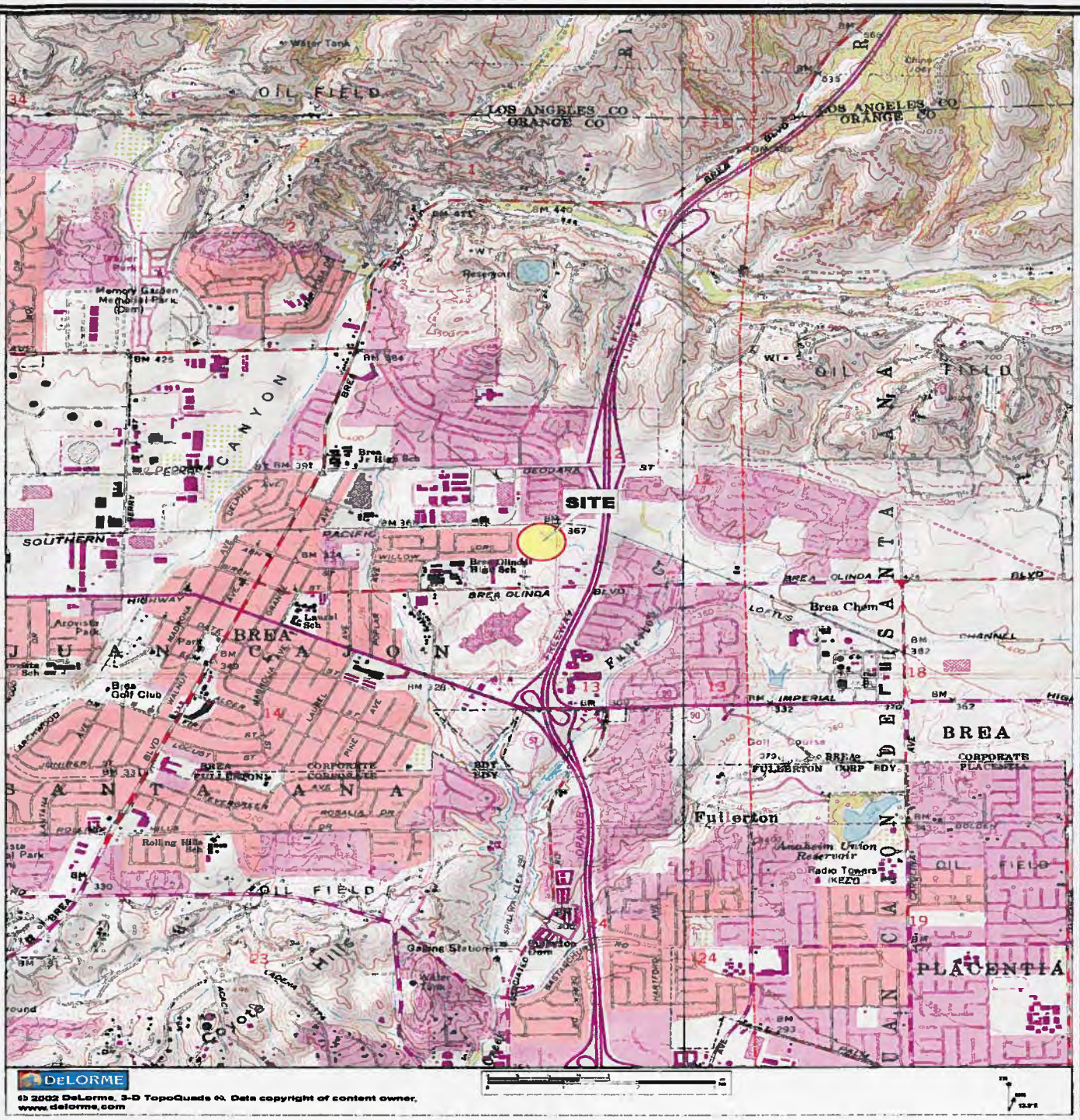
CA DWR, *Bulletin No. 118 South Coast Hydrologic Region: Coastal Plain of Orange County Groundwater Basin*, February 2004.

CA DWR, *Progress Report on Ground Water Geology of the Coastal Plain of Orange County*, July 1967.

Santa Ana Region Water Quality Control Board, *Water Quality Control Plan: Santa Ana River Basin (8)*, January 1995.

USGS, *7.5-Minute Series Topographic Map – Yorba Linda Quadrangle,* 1964, photo revised 1981.

FIGURES



Map: 7.5' USGS Topographic Map La Habra Quadrangle
Date: <1981> (photorevised 1989)
Scale: 1: 25000

Atlas ENVIRONMENTAL ENGINEERING, INC

3185 Airway Avenue
Suite D-1
Costa Mesa, CA 92626

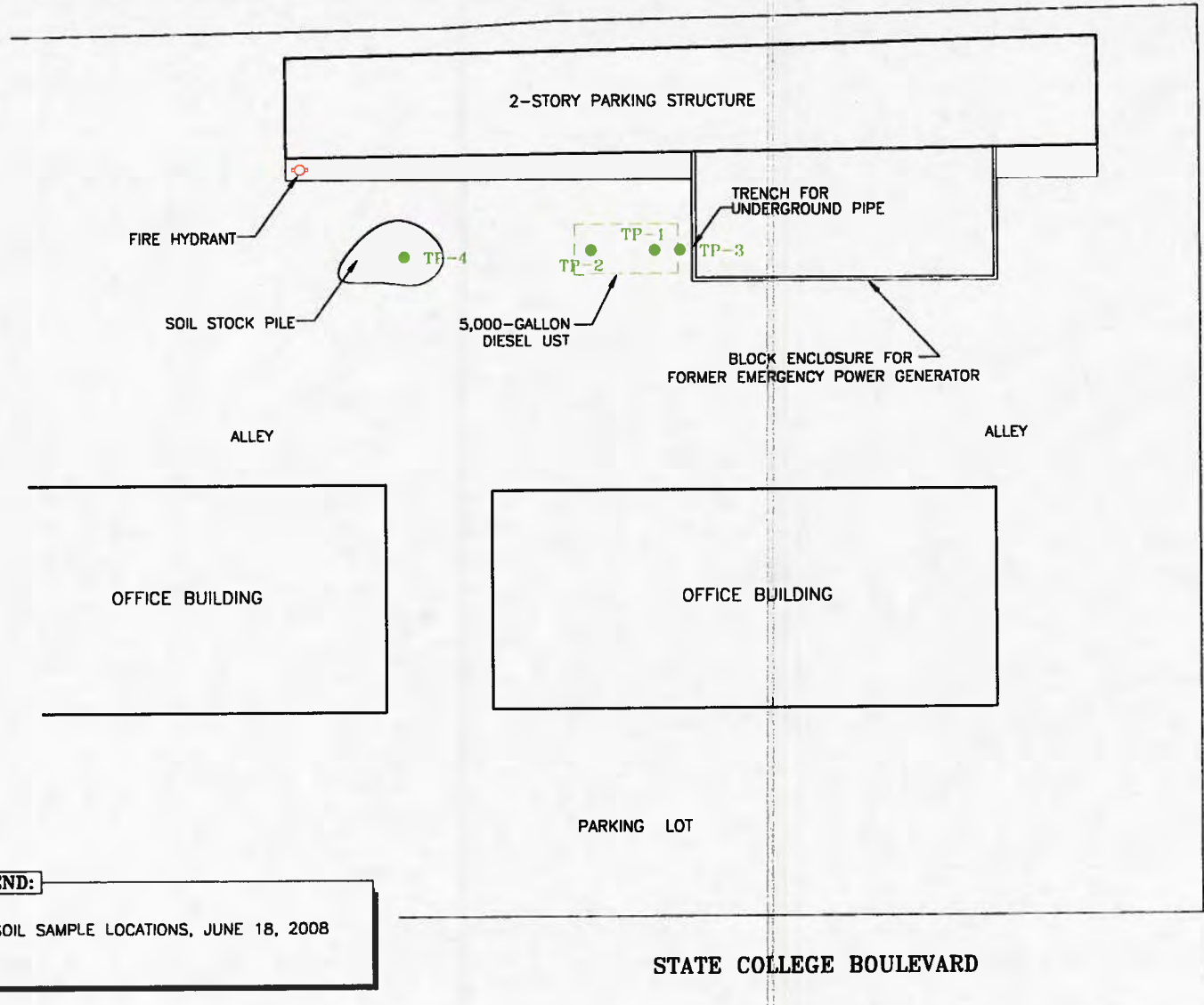
CAPITOL GROUP – BRO 135

135 S. STATE COLLEGE BOULEVARD
BREA, CALIFORNIA

SITE VICINITY MAP

N O R T H

FIGURE 1



Design By: Adapted from a map provided by FR Construction

Drawn By: E.D.
Date: 06/18/2008
Rev: 06/22/2008

SCALE
0 30'
(APPROXIMATE DIMENSIONS)

Atlas Environmental Engineering, Inc.
• Environmental Products and Services
• Air/Water/Soil Permitting and Monitoring
• Site Assessment and Remediation
• Hazardous Waste Management
3185 AIRWAY AVENUE, SUITE D-1
COSTA MESA, CA 92626
PHONE: (714) 890-7129

NORTH

CAPITOL GROUP-BRO 135

135 S. STATE COLLEGE BLVD.
BREA, CALIFORNIA

SOIL SAMPLE LOCATIONS

DRAWING NUMBER: FRC/ISC-TRSS-F2

FIGURE 2

TABLES

TABLE 1
SOIL ANALYTICAL RESULTS

CAPITOL GROUP - BRO 135
BREA, CALIFORNIA

Sample Date	Sample ID	8015M (mg/kg)	EPA 8260B (Concentrations in mg/kg)									
		TPHd	Benzene	Toluene	E-Benz	Total Xylenes	ETHANOL	MTBE	ETBE	DIPE	TAME	TBA
6/18/2008	TP-1	<5	<0.001	<0.001	<0.001	<0.002	<0.50	<0.002	<0.002	<0.002	<0.002	<0.020
6/18/2008	TP-2	<5	<0.001	<0.001	<0.001	<0.002	<0.50	<0.002	<0.002	<0.002	<0.002	<0.020
6/18/2008	TP-3	<5	<0.001	<0.001	<0.001	<0.002	<0.50	<0.002	<0.002	<0.002	<0.002	<0.020
6/18/2008	TP-4	<5	<0.001	<0.001	<0.001	<0.002	<0.50	<0.002	<0.002	<0.002	<0.002	<0.020

Notes:

mg/kg:	miligrams per kilograms, or parts per million	MTBE:	Methyl tert-Butyl ether
TPHd:	Total Petroleum Hydrocarbons as diesel	ETBE:	Ethyl tert-butyl ether
E-benz:	Ethylbenzene	DIPE:	Diisopropyl Ether
TAME:	tert-Amyl Methyl ether		
TBA:	tert-Butyl Alcohol		
<:	Not detected at concentrations exceeding lab detection limit shown		

APPENDIX A

CERTIFICATE OF DESTRUCTION

ECOLOGY AUTO PARTS
13780 E. IMPERIAL HWY
SANTA FE SPRINGS, CA 90670
(562) 404-8683

COMPANY : The Capital Group
JOB SITE : 135 State College Blvd.
Brea

DESCRIPTION : *1–4,000 gallon steel tank*

UNDERGROUND STORAGE TANK(S)
HAVE BEEN SCRAPPED, CRUSHED AND DESTROYED AT
ECOLOGY AUTO PARTS
SANTA FE SPRINGS, CA
ON : 06-18-08

SIGNATURE : Barbara Medrano
TITLE : MANAGER / BARBARA MEDRANO
DATE : 6/20/08

Please print or type. (Form designed for use on elite (12 pitch) typewriter.)

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST	1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
	CAL912823992	1	(714) 990-6855	000802629 FLE

5. Generator's Name and Mailing Address
The Capital Group
135 S. State College Blvd.
Brea, CA 92821
(714) 672-7435

Generator's Site Address (if different than mailing address)
The Capital Group
135 S. State College Blvd.
Brea, CA 92821

6. Transporter 1 Company Name
Nieto and Sons Trucking, Inc.
U.S. EPA ID Number
CAT080016116

7. Transporter 2 Company Name
U.S. EPA ID Number

8. Designated Facility Name and Site Address
DeMenno Kerdoon
2000 N. Alameda Street
Compton, CA 90222
(310) 537-7100
U.S. EPA ID Number
CAT080013352

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
	1. NON RCRA HAZARDOUS WASTE LIQUID (Oily Water Mixture)	001	TT	150	G	241
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information
Wear All Appropriate Protective Clothing

15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Debbie Bowen
Signature:
Month 06 Day 18 Year 08

16. International Shipments: ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials

	Signature	Month	Day	Year
Transporter 1 Printed/Typed Name		06	18	08
Transporter 2 Printed/Typed Name	Signature	Month	Day	Year

18. Discrepancy

18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

18b. Alternate Facility (or Generator) U.S. EPA ID Number

Facility's Phone:

18c. Signature of Alternate Facility (or Generator) Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1.	2.	3.	4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a

Printed/Typed Name: SOPHAL P. OUAY
Signature:
Month 6 Day 19 Year 08

DESIGNATED FACILITY TO DESTINATION STATE (IF REQUIRED)

GENERATOR — TRANSPORTER — DESIGNATED FACILITY

Previous editions are obsolete.

NIETO & SONS TRUCKING, INC.

License # 673912
1281 Brea Canyon Road • Brea, CA 92821
Mail Address: P.O. Box 700 • Yorba Linda, CA 92885-0760
(714) 990-6855 • Fax (714) 990-4862

(1)

DAILY TICKET
DT 03354
JOB DATE 6/18/08

Su M Tu (W) Th F Sa

CUSTOMER	ORDER DATE	ORDER TIME	P.O. NUMBER
F.R CONSTRUCTION	6-2-08		

ORDERED BY: DANA
TELEPHONE:
ADDRESS:
JOB SITE - NAME - ADDRESS WITH CROSS STREETS: THE CAPITAL GROUP, 135 STATE COLLEGE BLVD. & BIRCH, BREA

DRIVER	TRUCK NO	TRAILER	HELPER #1	HELPER #2	TRUCK NO.	START TIME
Ronnie Rodriguez	299					7:00 AM

ON SITE AT: 7:35 AM

TANKS:

	Contents	S/W	D/W
#1	50 K DIESEL	FG Steel	8' or 9'6"
#2	K	FG Steel	8' or 9'6"
#3	K	FG Steel	8' or 9'6"
#4	K	FG Steel	8' or 9'6"
#5	K	FG Steel	8' or 9'6"
#6	K	FG Steel	8' or 9'6"

Any excess fluid in tank(s) YES (NO) yes, what and how much? LEAD AGENCY:

Windows required: (YES) NO If yes, A/C & rivet bust by (NIETO) CLIENT Water on site (YES) NO

Chemist required: (YES) NO If yes, chemist by (NIETO) CLIENT X Nancy On site at Date on site YES NO V/M

Double Degas: YES (NO) Day #1 On site time: Date AQMD# Day #2 Date Time

Single degassing required: YES (NO) On site time: Date: AQMD #

Tank(s) lifted by: ~~CLIENT'S backhoe~~ (NIETO 14 ton stinger crane) ~~Hydro crane~~

Hydro crane by: NIETO ~~CLIENT~~ Hydro crane company: Crane scheduled: YES NO

Tank pull time: 11:30 AM Crane arrival time: 11:15 AM Tank pull date: 6/18

Tanks hauled by: (NIETO) ~~CLIENT~~ To: Ecology Trk# of On site time STAKEBED FLATBED PICKUP TRUCK DROP DECK & PERMIT SIGNS

Dry Ice required ~~YES~~ (NO) Provided by: NIETO CLIENT If Nieto by: WASH CREW TRACTOR TRAILER

Type of dry ice: Sliced lbs. Pellets lbs. Block lbs. Amount at lbs/1k

Special LEL/02 meter req'd? (YES) NO Air compressor venturi req'd? YES NO A/C Venturi Needed next day for tank pull? YES NO

ON SITE REPORT

YARD DEPART	JOB ARRIVE	START WORK	STOP WORK	JOB DEPART	YARD ARRIV	DELAYS ON SITE	TOTAL HOURS
7:00 AM	7:30			9:30			

Tanks on site 1

		S/W	D/W
#1	1 K Diesel	FG Steel	(8' or 9'6")
#2	K	FG Steel	8' or 9'6"
#3	K	FG Steel	8' or 9'6"
#4	K	FG Steel	8' or 9'6"
#5	K	FG Steel	8' or 9'6"
#6	K	FG Steel	8' or 9'6"

Manifest No. 802629 FLE Gallons: 150 Excess fluid on site: YES NO How much?

Total Solids ☐ Less than 1/2 drum ☐ 1/2 Drum ☐ Drum Drums

NOTES:

DRIVER SIGNATURE	TRUCK NO.	CUSTOMER SIGNATURE	DATE
		X	

OFFICE COPY

14/5

UNIFIED PROGRAM CONSOLIDATED FORM

HAZARDOUS WASTE

HAZARDOUS WASTE TANK CLOSURE CERTIFICATION

DOUBLE-WALL STEEL TANK, FIBROUS GLASS WRAPPED. 5,000-GALLON CAPACITY

CGI: Gastech GT402 #9644236

I. FACILITY IDENTIFICATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) 3	FACILITY ID# 1

TANK OWNER NAME 740: THE CAPITAL GROUP

TANK OWNER ADDRESS 741: 135 STATE COLLEGE BOULEVARD

TANK OWNER CITY 742: BREA | STATE 743: CALIFORNIA | ZIP CODE 744: 92821

II. TANK CLOSURE INFORMATION

TANK INTERIOR ATMOSPHERE READINGS	Tank ID # (Attach additional copies of this page for more than three tanks)	Concentration of Flammable Vapor, %			Concentration of Oxygen, %		
		Top	Center	Bottom	Top	Center	Bottom
1	618/5 745	<1 (60 ppm) 746a	<1 (80 ppm) 746b	<1 (60 ppm) 746c	20.9 747a	20.9 747b	20.9 747c
2	748	749a	749b	749c	750a	750b	750c
3	751	752a	752b	752c	753a	753b	753c

III. CERTIFICATION

On examination of the tank, I certify the tank is visually free from product, sludge, scale (thin, flaky residual of tank contents), rinseate and debris. I further certify that the information provided herein is true and accurate to the best of my knowledge.

SIGNATURE OF CERTIFIER: Nancy Carraway

NAME OF CERTIFIER (Print) 754: Nancy Carraway

TITLE OF CERTIFIER 755: Certified Industrial Hygienist

ADDRESS 756: 991 East California Boulevard

CITY 757: Pasadena, California 91106

PHONE 758: 626 676 7681

DATE 759: 06/18/2008

CERTIFICATION TIME: 10:50am - 10:55am

STATUS OR AFFILIATION OF CERTIFYING PERSON

Certifier is a representative of the CUPA, authorized agency, or LIA: 760

☐ Yes ☒ No

Name of CUPA, authorized agency, or LIA: 761: CITY OF BREA FIRE DEPARTMENT

If certifier is other than CUPA / LIA check appropriate box below: 762

- ☒ a. Certified Industrial Hygienist (CIH)
- ☐ b. Certified Safety Professional (CSP)
- ☐ c. Certified Marine Chemist (CMC)
- ☐ d. Registered Environmental Health Specialist (REHS)
- ☐ e. Professional Engineer (PE)
- ☐ f. Class II Registered Environmental Assessor
- ☐ g. Contractors' State License Board licensed contractor (with hazardous substance removal certification)

TANK PREVIOUSLY HELD FLAMMABLE OR COMBUSTIBLE MATERIALS: DIESEL FUEL 763

(If yes, the tank interior atmosphere shall be re-checked with a combustible gas indicator prior to work being conducted on the tank.) ☑ Yes ☐ No

CERTIFIER'S TANK MANAGEMENT INSTRUCTIONS FOR SCRAP DEALER, DISPOSAL FACILITY, ETC: 764

Inert tank interior before torch cutting or using sparking tools on or near tank. Tank is not suitable for potable water storage, for personnel entry, or for hot work. Tank is suitable for cold work.

A copy of this certificate shall accompany the tank to the recycling / disposal facility and be provided to the CUPA. If there is no CUPA, copies shall be submitted to the LIA and authorized agency; owner / operator of the tank system; removal contractor; and the recycling / disposal facility.

Fire 011-7704

PROJECT NO.

City of Brea
Construction Permit

INSPECTION REQUEST NO.
714-990-7668

PROJECT
ADDRESS 135 S STATE COLLEGE
APN:

PERMIT NO. 08050076
VALUATION: $15000
ISSUE DATE: 05/22/2008

OWNER: CAPITAL ONE
ADDRESS: 135 S STATE COLLEGE
BREA, CA 92821
PHONE NO.

PERMIT TYPE: DEMOLITION
SIZE:
CONST. TYPE:
OCC. TYPE:

CONTRACTOR: F R CONSTRUCTION
ADDRESS: 2410 RAINBOWGLEN RD.
FALLBROOK, CA 92028
PHONE NO. (562) 762-5176
STATE LIC. NO. 831002 LIC. CLASS:A
STATE EXPIRE 01/01/2010

BUSINESS LIC. NO.:
EXPIRES 01/01/2010

PROJECT DESCRIPTION
REMOVAL OF 5000 GALLON DIESEL TANK

FEES:

RECORDS MGT FEE	1.50
DEMOLITION	16.00

THE FOLLOWING IS A LIST OF TYPICAL INSPECTIONS FOR THIS TYPE OF PROJECT. CONSULT WITH YOUR INSPECTOR FOR SPECIFIC REQUIREMENTS AND INSPECTION

SEQUENCING.

INSPECTIONS:

BFINAL - BUILDING FINAL
BUSLIC - BUSINESS LICENSE
PFINAL - PLUMBING FINAL
PROJFINAL - PROJECT FINAL

Demolition

POST IN A CONSPICUOUS PLACE ON THE JOB

City of Brea

department of development services
building & safety division

INSPECTION PHONE NO. (714) 990-7668

PERMIT NO. 08050076

PROJECT ADDRESS	135 S. St. College	
TRACT	LOT	BLDG. NO.
OWNER	Capital One	PHONE
ADDRESS		
ARCH/ENG.		PHONE
ADDRESS		
CONTRACTOR		PHONE
~~ADDRESS~~		

INSPECTION REQUESTS PLACED WITH THE BUILDING DIVISION AFTER 7:00 A.M. ON ANY GIVEN WORKDAY WILL BE CONSIDERED FOR THE FOLLOWING WORKDAY'S INSPECTION. A REINSPECTION FEE OF $82.00/HR (WILL BE CHARGED FOR ANY WORK THAT IS NOT COMPLETE AND READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES. INCLUDED AS PART OF THE REINSPECTION TIME TO BE CHARGED, WILL BE TRAVEL TIME AND OFFICE RESEARCH TIME REQUIRED TO COMPLETE THE INSPECTION. REINSPECTION TIME WILL BE INVOICED IMMEDIATELY AND NO PROJECT FINAL WILL BE GIVEN UNTIL ALL INVOICES ARE PAID.

THIS CARD IS THE JOB SITE INSPECTION CARD. IT SHOULD BE PROTECTED AGAINST DAMAGE WHILE POSTED IN A CONSPICUOUS PLACE ON THE JOB. DAMAGED OR LOST CARDS MAY RESULT IN DELAY OF INSPECTIONS WHILE A NEW CARD IS ISSUED.

NO INSPECTION SHALL BE MADE NOR WORK APPROVED UNLESS A VALID APPROVED SET OF PLANS IS ON THE JOB SITEAT THE TIME OF INSPECTION.

HEALTH AND SAFETY CODE SECTION 17951 ENTITLES PERMITTEE TO A REIMBURSEMENT OF PERMIT FEES IF THE LOCAL ENFORCEMENT AGENCY FAILS TO CONDUCT AN INSPECTION OF PERMITTED WORK WITHIN 60 DAYS OF RECEIVING NOTICE THAT THE WORK IS COMPLETED.

BUILDING

FOUNDATION	DATE	INSPECTOR
FORMS/SETBACKS		
FOOTINGS/STEEL		
UFER-GROUND		

SLAB FLOOR – DO NOT POUR SLAB CONCRETE		
UNDER GROUND PLUMBING		
~~SEWER~~		
UNDER GROUND ELECTRICAL		
PRE-SLAB/GUNITE		
WOOD FLOOR		
FLOOR FRAMING		
FLOOR SHEATHING		

ROOF		
ROOF SHEATHING		
ROOF FINAL		

ROUGH WORK – DO NOT CONCEAL		
ROUGH MECHANICAL		
ROUGH PLUMBING		
ROUGH ELECTRICAL		
SHEAR PANELS		
ROUGH FRAMING		
INSULATION		
INTERIOR WALL		
LATH/DRYWALL		

EXTERIOR WALL		
LATH/MOIST. BAR.		
BROWN COAT		
~~FINISH COAT/STUCCO~~		

BUILDING FINAL		
MECHANICAL FINAL		
GAS FINAL		
PLUMBING FINAL		
ELECTRICAL FINAL		
~~STRUCTURE FINAL~~		

PROJECT FINAL		
GRADING		
LANDSCAPE		
ON SITE IMPROV		
OFF SITE IMPROV		
PROJECT COMPLETE		

SWIMMING POOL

ROUGH WORK	DATE	INSPECTOR
LOCATION/FORMS		
STEEL		
MAIN DRAIN		
ELECTRIC BONDING		
PRE-GUNITE		

GROUND WORK		
GROUND ELECTRICAL		
GROUND PLUMBING		
GAS TEST		

ELECTRICAL FINAL		
PLUMBING FINAL		
FENCE FINAL		
WATER HEATER		
PRE-PLASTER		

POOL FINAL		
POOL LIGHT		
POOL COMPLETE		

BLOCK WALL

FOOTING/STEEL		
WALL STEEL		
GROUT		
BOND BEAM		
WALL COMPLETE		

~~CONCRETE PANEL~~

FORMS/STEEL		
PANELS		
POUR STRIP		
PANEL TIES		

SPECIAL INSPECTION

SITE:
INNER SPACE CONSTRUCTORS
CAPITAL GROUP
135 S. STATE COLLEGE BLVD.
BREA, CA.

CONTRACTOR:
FR CONSTRUCTION INC
2410 RAINBOW GLEN ROAD
FALLBROOK, CA. 92028
LICENSE # 831002 AB HAZ
562-860-6593 OFFICE
562-860-6953 FAX

SCOPE OF WORK:
REMOVAL OF 5,000 GALLON DIESEL
UNDERGROUND TANK.
SECURE AREA WITH TEMPORARY FENCE.
PROVIDE FIRE EXTINGUISHERS.
PURGE LINE BACK INTO GENERATOR.
DISCONNECT FROM GENERATOR.
GENERATOR TO BE REMOVED BY OTHERS.
DEMO AND EXCAVATE TANK TOP.
PERFORM RULE 1166 SOIL MONITORING.
TRIPLE RINSE, RIVET BUST DRY ICE (IF REQUIRED)
PROVIDE CHEMIST.
PULL TANK AND HAUL TANK CLEAN.
SOIL SAMPLES WILL PERFORMED PER
ORANGE COUNTY ENVIONMENTAL.
BACKFILL TANK AT 90% OR GREATER.
ASPHALT AREA AND RE-STRIPE.

ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
HAZARDOUS MATERIALS MANAGEMENT SECTION
THIS APROVAL IS VALID FOR 12 MONTHS FROM
THE APPROVAL DATE

Jamara Padilla — Plan reviewed by
5/22/08 — Date
BRH 011722 — Pan #

This approval shall not be construed to permit the violation of any law, nor does it Prevent further corrections of errors found on the plans. Plans must be resubmitted for Approval if any additional changes are made by the applicant.

In addition to this approval, all applicable permits required by the local fire department Building department and the air quality management district must be obtained.

Underground tank installation, removal and repair inspections are required and must be scheduled 48 hours in advance. Contact this office at (714) [illegible] for an appointment.

BIRCH

All piping associated with underground storage tanks shall be removed and properly disposed liquids and sludge

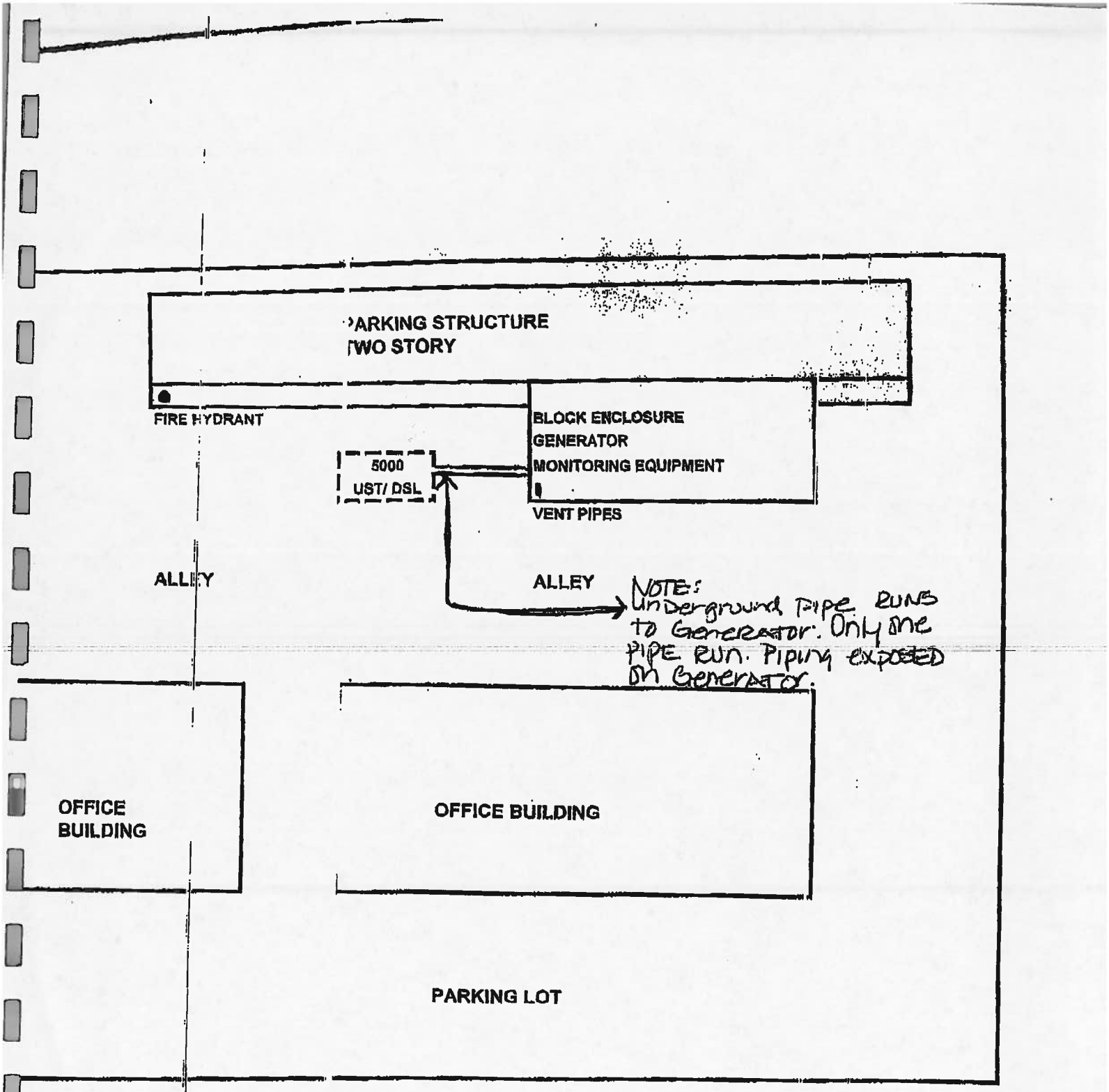
NOTICE

ORANGE COUNTY HEALTH CARE AGENCY

ENVIRONMENTAL HEALTH DIVISION

HAZARDOUS MATERIALS MANAGEMENT SECTION

All tanks, piping and associated equipment must be exposed/cleared of overburden and left in place. A Hazardous Waste Specialist must inspect the exposed tank, piping and associated equipment prior to continuing with the removal/modification project. Contact this office at (714) 433-6000 to schedule an inspection at least 48 hours in advance.



FOREMAN AND SAFETY
FRANK LOPEZ
760-594-7828 CELL

ENVIRONMENTAL
ATLAS ENVIRONMENTAL

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APPENDIX B

HAND DRILLING AND SOIL SAMPLING TECHNIQUES

Soil Sample Collection

Under the supervision of a geologist or engineer, the exploratory borings were advanced using a Hand Auger equipped with extension rods. A pilot assembly consisting of a coring barrel is attached to the drill rod and a "tee" handle to the end of the rod. This assembly is turned by hand and when the 3-inch dia. by 6-inch long core barrel is filled with soil, the assembly is removed from the resulting bore hole.

When the desired sample depth is reached, the core barrel is removed from the boring and a single sleeve is inserted in the soil. The sleeve is generally brass or stainless steel. This method allows for collection of a relatively undisturbed soil sample and minimizing the introduction of overburden soil.

Quality Assurance/Quality Control

After retrieval the sleeve is removed and immediately sealed for laboratory analysis by covering both ends with teflon sheeting, plastic caps and securing the caps with tape. The collected sleeve is labeled and placed in an ice chest for cold storage pending transportation to a state certified laboratory. This packaging protocol is designed to prevent loss of volatile compounds from the soil sample, and to prevent any cross contamination. Standard chain-of-custody procedures are followed for all samples.

After completing sample preparation, an additional portion of soil is collected at about the sample depth of the retained sample. This soil is placed in a self sealing plastic bag to prevent the release of volatile compounds that may be present. A head-space measurement is taken by breaking the seal of the plastic bag or end cap of the ring just enough to insert a sample probe of the hydrocarbon detector. The highest reading is recorded on the borehole log. Also, the soil from the core barrel is examined to complete the field descriptions. This data includes a written soil description using the Unified Soil Classification System, any noticeable odors and any unique staining or contamination. Also noted are unusual drilling conditions, equipment malfunctions or other observations of field conditions for future reference. All data are recorded on the boring logs.

To prevent any cross contamination between borings and samples, the equipment is cleaned using a three (3) step process commonly referred to as a "three bucket wash". This consists of first an Alconox® or equivalent wash followed by two (2) consecutive tap water rinses. This process is completed between each sample run and boring.

The laboratory QA/QC procedures are not discussed in this report. However, a state-certified laboratory will be used for chemical analysis. State-certified laboratories are required to perform and maintain records of all QA/QC.

Waste Storage and Disposal

All cuttings and excess sample material recovered during the drilling operations are placed in DOT-approved 55-gallon drums. The drums are sealed, labeled and stored on site for subsequent proper disposal by the generator.

BACKHOE SOIL SAMPLING TECHNIQUES

Soil Sample Collection

Under the supervision of a geologist or engineer, soil sample are collected from within an excavation. The backhoe excavates to the desired sample depth within native soil and is excavated by the bucket to the backhoe. The bucket brought up to the surface and a soil sampling sleeve of brass or stainless steel is directly inserted into the excavated soil from the teeth of the backhoe bucket.

Quality Assurance/Quality Control

After retrieval the sleeve is removed and immediately sealed for laboratory analysis by covering both ends with teflon sheeting, plastic caps and securing the caps with tape. The collected sleeve is labeled and placed in an ice chest for cold storage pending transportation to a state certified laboratory. This packaging protocol is designed to prevent loss of volatiles from the soil sample, and to prevent any cross contamination. Standard chain-of-custody procedures are followed for all samples.

After completing sample preparation, an additional portion of soil is collected at about the sample depth of the retained sample. This soil is placed in a self sealing plastic bag to prevent the release of volatiles that may be present. A head-space measurement is taken by breaking the seal of the plastic bag or end cap of the ring just enough to insert a sample probe of the hydrocarbon detector.

The laboratory QA/QC procedures are not discussed in this report. However, a state certified laboratory will be used for sample analyses. State certified laboratories are required to perform and maintain records of all QA/QC.

APPENDIX C

Alpha Scientific Corporation
Environmental Laboratories

06-18-2008

Mr. Karl Kerner
Atlas Environmental Engineering, Inc.
3185 Airway Avenue, Suite D-1
Costa Mesa, CA 92626

Project: Inner Space Constructors
Project Site: 135 S. State College Blvd, Brea
Sample Date: 06-18-2008
Lab Job No.: R806090

Dear Mr. Kerner:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 06-18-2008 and analyzed by the following EPA methods:

EPA 8015M (Diesel)
EPA 8260B (BTEX, Ethanol & Oxygenates by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA DHS certified laboratory (Certificate Number 2633). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

16760 Gridley Road, Cerritos, CA 90703 Phone (562) 809-8880 Fax (562) 809-8801

06-18-2008

Client:	Atlas Environmental Engineering, Inc.	Lab Job No.:	R806090
Project:	Inner Space Constructors		
Project Site:	135 S. State College Blvd, Brea	Date Sampled:	06-18-2008
Matrix:	Soil	Date Received:	06-18-2008
Batch No.:	EF18-DS1	Date Analyzed:	06-18-2008

EPA Method 8015M (Diesel)
Reporting Units: mg/kg (ppm)

Sample ID	Lab ID	Diesel Range TPH (C10-C23)	MDL	PQL
Method Blank		ND	5	10
TP-1	R806090-1	ND	5	10
TP-2	R806090-2	ND	5	10
TP-3	R806090-3	ND	5	10
TP-4	R806090-4	ND	5	10

MDL: Method Detection Limi;
PQL: Practical Quantitation Limit;
ND: Not Detected (Below MDL);
J: Trace concentration.

16760 Gridley Road, Cerritos, CA 90703 Phone (562) 809-8880 Fax (562) 809-8801

Client:	Atlas Environmental Engineering, Inc.	Lab Job No.:	R806090
Project:	Inner Space Constructors		
Project Site:	135 S. State College Blvd, Brea	Date Sampled:	06-18-2008
Matrix:	Soil	Date Received:	06-18-2008
Batch No.:	0618-VOGS1	Date Analyzed:	06-18-2008
		Date Reported:	06-18-2008

EPA 8260B (BTEX, Ethanol & Oxygenates by GC/MS)
Reporting Units: mg/kg (ppm)

Lab ID	Method	R806090-1	R806090-2	R806090-3	R806090-4		MDL	PQL
Sample ID	Blank	TP-1	TP-2	TP-3	TP-4			
DF	1	1	1	1	1			
Benzene	ND	ND	ND	ND	ND		0.001	0.002
Toluene	ND	ND	ND	ND	ND		0.001	0.002
Ethylbenzene	ND	ND	ND	ND	ND		0.001	0.002
Total Xylenes	ND	ND	ND	ND	ND		0.002	0.004
Ethanol	ND	ND	ND	ND	ND		0.50	1.00
MTBE	ND	ND	ND	ND	ND		0.002	0.005
ETBE	ND	ND	ND	ND	ND		0.002	0.005
DIPE	ND	ND	ND	ND	ND		0.002	0.005
TAME	ND	ND	ND	ND	ND		0.002	0.005
TBA	ND	ND	ND	ND	ND		0.020	0.050

MDL=Method Detection Limit, PQL=Practical Quantitation Limit,
DF=Dilution Factor (**DF × MDL = Reporting Limit** for the sample),.
ND=Not Detected (at the specified limit).
* Obtained from a higher dilution analysis.

16760 Gridley Road, Cerritos, CA 90703 Phone (562) 809-8880 Fax (562) 809-8801

06-18-2008

EPA 8015M (TPH)
Batch QA/QC Report

Client: Atlas Environmental Engineering, Inc.
Project: Inner Space Constructors
Matrix: Soil
Batch No.: EF18-DS1

Lab Job No: R806090
Lab Sample ID: R806090-1
Date Analyzed: 06-18-2008

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-D	ND	200	188	191	94.0	95.5	1.6	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-D	509	500	101.8	80-120

ND: Not Detected.

16760 Gridley Road, Cerritos, CA 90703
Phone (562) 809-8880 Fax (562) 809-8801

DRAFT
PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
OF
BREA CAMPUS
100, 120, 135, 140, AND 145
SOUTH STATE COLLEGE BOULEVARD
BREA, CALIFORNIA 92821

ATC PROJECT NO. 052.75483.0002

OCTOBER 5, 2012

Prepared by:

ATC Associates Inc.
25 Cupania Circle
Monterey Park, California
Phone: (323) 517-9780
Fax: (323) 517-9781

Prepared for:

Random Properties Acquisition Corp IV
600 Washington Boulevard
Stamford, Connecticut 06901

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1.0 EXECUTIVE SUMMARY

1.1 General Information

Project Information:
Brea Campus

Site Information:
100, 120, 135, 140, and 145
South State College Boulevard
Brea, California
Orange County

Site Access Contact:
Ms. Nicole Di Antonio with CB Richard Ellis
Telephone: (714) 256-4655

Client Information:
Random Properties Acquisition Corp IV
600 Washington Boulevard
Stamford, Connecticut 06901
Telephone: (203) 897-2777
Fax: (203) 873-4477

Consultant Information:
ATC Associates Inc.
25 Cupania Circle
Monterey Park, California 91755
Telephone: (323) 517-9780
Fax: (323) 517-9781
E-mail Address: anderson52@atc-enviro.com
Reconnaissance Date: September 26, 2012
Site Assessor: Steve W. Anderson
Senior Reviewer: Ms. Dawn Merrill

Environmental Professionals: Steve W. Anderson, Dawn Merrill, William E. Schwake

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR part 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.

Steve W. Anderson
Staff Scientist, Environmental Professional

Dawn Merrill, REA
Client Manager, Environmental Professional

William E. Schwake, P.G.
Director, Client Management Services
Corporate Reviewer / Environmental Professional

1.2 Findings and Conclusions Summary

ATC Associates Inc. (ATC) has performed this Phase I Environmental Site Assessment (ESA) Update of the Brea Campus property located at 100, 120, 135, 140, and 145 South State College Boulevard in Brea, California in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

FINDINGS AND CONCLUSIONS SUMMARY							
Report Section		**No Further Action**	**De Minimis Condition**	**Recognized Environmental Condition (REC)**	**Historical REC**	**ASTM Non-Scope Condition**	**Description**
4.0	**User Provided Information**	X					
5.1.1	**Federal Database Findings**	X					
5.1.2	**State and Tribal Database Findings**	X					
5.1.3	**Local Environmental Record Sources**	X					See Note 1
5.3	**Historical Records Sources**	X					
5.3.4	**Recorded Land Title Records**	X					
6.2	**Hazardous Substance Use, Storage and Disposal**		X				See Note 2
6.3	**Underground Storage Tanks**	X					See Note 1
6.4	**Aboveground Storage Tanks**	X					
6.5	**Other Petroleum Products**	X					
6.6	**Polychlorinated Biphenyls (PCBs)**	X					
6.7	**Unidentified Substance Containers**	X					
6.8	**Nonhazardous Solid Waste**	X					
6.9	**Wastewater**	X					
6.10	**Waste Pits, Ponds and Lagoons**	X					
6.11	**Sumps**	X					
6.12	**Septic Systems**	X					
6.13	**Stormwater Management System**	X					
6.14	**Wells**	X					
7.0	**Interviews**	X					
8.1	**Asbestos-Containing Material (ACM)**	X					
8.2	**Radon**	X					
8.3	**Lead in Drinking Water**	X					
8.4	**Lead-Based Paint (LBP)**	X					
8.5	**Mold Screening**	X					
8.6	**Additional User Requested Conditions**	X					

1) An underground storage tank (UST) variously reported as 4,000- or 5,000-gallons in size, was formerly located along the eastern exterior side of the parking garage. This UST provided fuel for an emergency generator formerly operated by a tenant, The Capital Group, located in one of the enclosures alongside the parking garage. According to a tank removal report reviewed at the Brea Fire Department, the UST was removed on June 18, 2008. Soil sampling conducted at the time of the UST removal did not detect associated soil impacts. No closure letter for the UST removal has been identified, but based on correspondence with regulatory oversight personnel, it appears that one will be generated shortly. Therefore, the former UST is not considered to be a *recognized environmental condition*.

2) Soil remediation for arsenic was identified on the north-adjacent railroad right-of-way. ATC's March 2012 ESA classified these soil impacts as a ***de minimis*** condition. Although soil remediation activity on the north-adjacent property was no longer evident during the September 2012 site reconnaissance, based on the unknown status of completion and/or the degree of remediation, the former arsenic-impacted soils are still considered to represent a ***de minimis*** condition.

1.3 Significant Data Gap Summary

The following is a summary of *significant data gaps* identified in this report.

SIGNIFICANT DATA GAP SUMMARY		
Report Section		**Description**
3.5	**Current Uses of Adjoining Properties**	No *significant data gaps* identified.
4.2	**Environmental Liens or Activity and Use Limitations (AULs)**	No *significant data gaps* identified.
5.1	**Standard Environmental Records**	No *significant data gaps* identified.
5.2	**Physical Setting Sources**	No *significant data gaps* identified.
5.3	**Historical Records Sources**	No *significant data gaps* identified.
6.1	**Methodology and Limiting Conditions**	No *significant data gaps* identified.
7.0	**Interviews**	No *significant data gaps* identified.

1.4 Recommendations

Based on information collected for this Phase I ESA Update, ATC offers no recommendations for further action.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA Update was to identify *recognized environmental conditions* and certain potential environmental conditions outside the scope of ASTM Standard Practice E 1527-05 in connection with the property at the time of the site reconnaissance. This report documents the findings, opinions and conclusions of the Phase I ESA Update.

2.2 Scope

This Phase I ESA Update was conducted in accordance with ASTM Standard Practice E 1527-05, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Significant additions, deletions or exceptions to ASTM Standard Practice E 1527-05 are noted below or in the corresponding sections of this report. The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.

- Usage of the property, adjoining properties and surrounding area through a review of referenced historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.

- Observations and interviews regarding current property usage and conditions including: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products, hazardous wastes, non-hazardous solid wastes and wastewater.

- Usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties on the property.

- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the property.

The scope of the assessment also included consideration of the following environmental issues or conditions that are beyond the scope of ASTM Standard Practice E 1527-05:

- Mold screening to report the findings of a baseline survey of readily observable mold and conditions conducive to mold on the property identified by limited interview, document review and physical observation and to provide an opinion on whether an identified condition warrants further action. The scope of work for the mold screening was intended to be consistent with ASTM Standard Practice E 2418-06: S*tandard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process*. The scope of work, including potential deviations from the Standard Guide, is described as follows. The interview was limited to one knowledgeable person from property management or engineering staff. The document review was limited to only those relevant documents made readily available to ATC in a timely manner. The physical observations were limited to certain heating,

ventilation and air conditioning (HVAC) system areas and other readily accessible building areas likely to become subject to water damage, plumbing leaks, and flooding. Unless noted otherwise herein, ATC observed the HVAC equipment room(s) and readily accessible mechanical rooms and, in buildings with package units in the ceiling. The mold screening did not include destructive methods of observation. No sampling or laboratory analyses were conducted. The mold screening service as described herein was limited in scope and by the time and cost considerations typically associated with performing a Phase I ESA. No method can guarantee that a hazard will be discovered if evidence of the hazard is not encountered within the performance of the mold screening as authorized and that opinions and conclusions must, out of necessity, be extrapolated from limited information and discrete, non-continuous data points. Unidentified mold or other microbial conditions may exist on the property.

- Asbestos-containing material (ACM), consisting of providing an opinion on the condition of suspect ACM on the property based on visual observation during the site reconnaissance.

- Radon, consisting of the review of published radon data with regard to the potential for elevated levels of radon gas in the surrounding area of the property.

- Lead in drinking water, consisting of contacting the water supplier for information regarding whether or not the potable water provided to the property meets or exceeds drinking water standards for lead.

- Lead-based paint (LBP), consisting of providing an opinion on the potential for LBP based on the construction date of buildings on the property and visual observation of the condition of suspect LBP.

- Wetlands, consisting of a review of a current National Wetlands Inventory map of the surrounding area to note if the property is identified as having a wetland.

- Flood plain, consisting of a review of a reasonably ascertainable flood plain map of the surrounding area to note if the property is identified as being located within a flood plain.

2.3 Significant Assumptions

Any assumptions in this report were not considered as having significant impact on the determination of *recognized environmental conditions* associated with the property.

2.4 Limitations and Exceptions

ATC has prepared this Phase I ESA report using reasonable efforts to identify ***recognized environmental conditions*** associated with hazardous substances or petroleum products at the property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

The ASTM Standard Practice E 1527-05 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

- *Uncertainty Not Eliminated* – A Phase I ESA cannot completely eliminate uncertainty regarding the potential for ***recognized environmental conditions*** in connection with any property.

- *Not Exhaustive* – A Phase I ESA is not an exhaustive investigation of the property and environmental conditions on such property.

- *Past Uses of the Property* – Phase I requirements only require review of standard historical sources at five year intervals. Therefore, past uses of property at less than five year intervals may not be discovered.

Users of this report may refer to ASTM Standard Practice E 1527-05 for further information regarding these and other limitations. This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

ATC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, ATC is not responsible for consequences or conditions arising from facts not fully disclosed to ATC during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by ATC's observations or other credible referenced sources reviewed during the assessment. ATC shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

ATC used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations for commercial real estate transaction due diligence purposes and are based on the findings, opinions and conclusions of this assessment, which are limited by the scope of the assessment, schedule demands, cost constraints, accessibility limitations and other factors associated with performing the Phase I ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report. The estimated costs or quantities in this report are not intended to be used for financial disclosure related to the Financial

Accounting Standards Board (FASB) Statement No. 143, FASB Interpretation No. 47, Sarbanes/Oxley Act or any United States Securities and Exchange Commission reporting obligations, and may not be used for such purposes in any form without the express written permission of ATC.

ATC is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

The Environmental Professional Statement in Section 1.1 of this report does not "certify" the findings contained in this report and is not a legal opinion of such *Environmental Professional*. The *Environmental Professional* Statement is intended to document ATC's opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the *Environmental Professional* were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E 1527-05 and the scope of work for this assessment.

Per ASTM Standard Practice E 1527-05, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of *recognized environmental conditions* in connection with the property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for *Landowner Liability Protections* (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). ATC makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

In accordance with the ASTM Standard Practice E 1527-05, this report is presumed to be valid for a six month period. If the report is older than six months, the following information must be updated in order for the report to be valid: (1) regulatory review, (2) site visit, (3) interviews, (4) specialized knowledge and (5) environmental liens search. Reports older than one year may not meet the ASTM Standard Practice 1527-05 and therefore, the entire report must be updated to reflect current conditions and property-specific information.

Other limitations and exceptions that are specific to the scope of this report may be found in corresponding sections.

2.5 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by, Random Properties Acquisition Corp IV, and its successors and assignees, or any of their affiliates; and the agents and advisors, initial and subsequent holders from time to time of any debt and/or debt or other securities secured, directly or indirectly, by any participation interest in any such debt; any indenture trustee, servicer, or other agent acting on behalf of such holders of such debt and/or debt or other securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

ATC makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling

of data and information related thereto. No other warranties are made to any third party, either expressed or implied. Unless otherwise agreed upon in writing by ATC and a third party, ATC's liability to any third party authorized to use or rely on this report with respect to any acts or omissions shall be limited to a total maximum amount of $100,000.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property is an irregularly-shaped parcel, approximately 28 acres in area, located at 100, 120, 135, 140, and 145 South State College Boulevard in the City of Brea, California. A legal description was not provided to ATC; however, the property consists of a portion of the southeast quarter of the southwest quarter of Section 12, Township 3 South, Range 10 West, San Bernardino Base and Meridian. The Assessor's Parcel Numbers (APNs) for the property are 319-331-07, -10, -11, -12, -13, -14, and -15, and 319-332-01, -03, -04.

3.2 Surrounding Area General Characteristics

The surrounding area is generally level and developed with a mixture of commercial and residential uses. The specific adjacent property uses are discussed in Section 3.5.

3.3 Current Use of the Property

The property is developed with four multi-story office buildings, a parking garage, and associated parking lots. A restaurant and gym are located on the basement level of the building at 135 South State College Boulevard. Portions of the property are undeveloped. A tenant list for each building is included in Appendix L.

3.4 Description of Property Improvements

The following table provides general descriptions of the property improvements.

PROPERTY IMPROVEMENTS	
Size of Property (approximate)	28.05 acres
Topography of Property	Generally level
Adjoining and/or Access/Egress Roads	State College Boulevard crosses a portion of the property from north to south; Birch Street to the south; and the Orange Freeway (State Highway 57) to the east
Paved Areas (including parking)	Asphalt-paved parking and drive areas adjoining property buildings locally
Unimproved Areas	A large grassy field is located to the north of the building at 135 South State College Boulevard and a rectangular unpaved lot (a proposed building site) is located to the south of 145 South State College Boulevard.
Landscaped Areas	Lawn and planter areas throughout the property
Surface Water	One small swimming pool and two fountains located at 135 and 145 South State College Boulevard
Potable Water Source	City of Brea
Sanitary Sewer Utility	Orange County Sanitation District
Storm Sewer Utility	City of Brea
Electrical Utility	Southern California Edison
Natural Gas Utility	Southern California Gas
Current Occupancy Status	100-0%; 120-100%; 135-55%; 140-100%, 145-88%

PROPERTY IMPROVEMENTS	
Unoccupied Buildings/Spaces	100 is 100% vacant. Selected suites in 135 and 145 are vacant. 140 is 100% leased, but unoccupied.
Number of Occupied Buildings	Five (including the parking garage)
General Building Description	Office buildings and a parking garage
Number of Floors	100-one with a mezzanine; 120-one with a basement; 135-six with a basement; 140-three with a partial basement; Parking garage: two levels
Total Square Feet of Space (approximate)	100-15,461; 120-77,005; 135-142,245; 140-72,023 145-160,216 (rentable)
Construction Completion Date (year)	100-1988; 120-1988; 135-1988; 140-Unknown; 145-1986, parking garage-unknown
Construction Type	Steel frame
Interior Finishes Description	All office buildings: Walls: wallboard/joint compound, decorative stone, or ceramic tile; Ceilings: spray-applied acoustical ceiling material (120 only), acoustical ceiling panels or wallboard/joint compound; Floors: resilient floor tile, resilient sheet flooring, ceramic tile, decorative stone, and carpeting. Parking garage (in maintenance office): Wallboard/joint compound walls, resilient sheet flooring or unfinished concrete floors, unfinished concrete ceilings.
Exterior Finishes Description	Decorative stone and glass
Cooling System Type	100: Roof-mounted electric package units; remaining office buildings: circulating chilled water utilizing one or two cooling towers; Parking garage: none.
Heating System Type	100: Roof-mounted natural gas package units; remaining office buildings: circulating warm water; Parking garage: none.
Emergency Power	135 and 145-each building has one diesel generator with an adjacent diesel aboveground storage tank (AST) located in enclosures abutting the parking garage. 140-Two diesel generators and one diesel AST are located in an enclosure on the east side of the property. Remaining buildings: None.

3.5 Current Uses of Adjoining Properties

The current uses of the adjoining properties were observed as follows:

North – Adjacent to the property to the north is an abandoned railroad right-of-way, beyond which are single-family residences.

East – Adjacent to the property to the east is the right-of-way of State Highway 57, beyond which are single-family and multi-family residences.

South – Adjacent to the property to the south of the western portion is Birch Street, beyond which is the Brea Mall (1650 Brea Mall). Adjacent to the south of the eastern portion of the property is, in part, a Claim Jumper restaurant (190 South State College Boulevard) and, in part, Birch Street, beyond which is a multi-tenant dental office building (1220 Birch Street).

West – Adjacent the west of the northern portion of the property are single-family residences. Adjacent to the west of the southern portion of the property are two multi-tenant commercial buildings that are part of a shopping center (955 and 985 Birch Street). No tenants of concern were observed.

Center – Centrally located within the property is an unincluded parcel developed with a multi-story office building, the principal tenant of which is Capital Source Bank (130 South State College Boulevard).

None of the adjacent properties were listed on regulatory databases of sites with known or potential environmental concerns. One potential concern not listed on regulatory databases was noted during the site visit for the previous ESA dated March of 2012 (see Section 5.3.9), on the portion of the north-adjacent railroad right-of-way north of the property buildings at 100 and 120 South State College Boulevard. Soils on this portion of the right-of-way were reportedly impacted with arsenic (historically used by railroads as an herbicide). During the previous site reconnaissance, a sign was observed from the adjoining sidewalk that read "Danger - Arsenic Work Area - Cancer Hazard – Authorized Personnel Only – No Smoking or Eating – Respirators and Protective Clothing are Required in this Area." The nature of the cleanup activity in this area could not be observed from the property. During the site reconnaissance for this ESA Update, the warning sign for arsenic was no longer present, although ATC did note an abandoned piece of transite (asbestos-containing) pipe on the ground in the former right-of-way, approximately 20 feet from the adjoining sidewalk.

ATC's prior ESA concluded that, based on the probability that most of the herbicide would have been applied to the center of the right-of-way where the tracks lay and less, if any, would have been applied to the periphery, the amount of grading and mixing that would have occurred when the subject property was developed, and, with the exception of planters, the fact that the property is completely paved where it adjoins the railroad right-of-way, it was considered unlikely that there is a significant health risk to the property inhabitants associated with the former arsenic removal site. The arsenic clean-up on the adjacent right-of-way was considered to be a ***de minimis*** condition.

With regard to the observed transite pipe, while the abandonment of a length of transite pipe (presumably encountered during soil excavation associated with the aforementioned arsenic remediation) essentially constitutes an act of dumping of hazardous waste, based on the fact that transite is generally stable and unlikely to release asbestos fibers to the air near the property, the observed transite pipe is not considered to represent an environmental concern to the property.

4.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by Random Properties Acquisition Corp IV (User) with regard to the Phase I ESA. Documentation may be found in Appendix D or where referenced in this report.

4.1 Title Records

The User provided no title records information.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

The User identified no environmental liens or AULs pertaining to the property.

For the March 2012 ESA of the property, ATC requested a search for environmental liens and AULs affecting the property from Ameristar Information Network (Ameristar), of Southlake, Texas. The lien search report did not identify environmental liens or AULs. A copy of the lien search report is included in Appendix L.

4.3 Specialized Knowledge

The User identified no specialized knowledge regarding *recognized environmental conditions* associated with the property.

4.4 Significant Valuation Reduction for Environmental Issues

The User provided no information regarding a significant valuation reduction for environmental issues associated with the property.

4.5 Owner, Property Manager and Occupant Information

The User provided no specific information identifying the property owner or occupants. The property Manager (and site contact) was identified as Ms. Nicole Di Antonio of CB Richard Ellis.

4.6 Reason for Performing Phase I ESA

The User indicated that this ESA was being performed in connection with a financial transaction involving the property.

4.7 Other User Provided Documents

ATC was not provided with other documents as per ASTM Standard Practice 1527-05.

5.0 RECORDS REVIEW

5.1 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the property. ATC also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the property based on the partial street address, city, or zip code. Any unmappable site that was identified by ATC as being within the approximate minimum search distance from the property based on the site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section. The complete regulatory agency database report may be found in Appendix E.

The following is a summary of the findings of the database review.

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	**Approx. Minimum Search Distance**	**Property Listed?**	**Additional Sites Listed**
Federal National Priorities List (NPL)	1 mile	No	0
Federal Delisted NPL	½ mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	½ mile	No	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	0
Federal RCRIS non- CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0
Federal RCRA Generators	Property & Adjoining	**Yes**	0
Federal Institutional Control/Engineering Control Registry	Property	No	N/A
Federal Emergency Response Notification System (ERNS) list	Property	No	N/A
State and Tribal NPL [RESPONSE and Bond Expenditure Plan (BEP)]	1 mile	No	0
State and Tribal CERCLIS (ENVIROSTOR)	½ mile	No	2
State and/or Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	0
State and Tribal Leaking Underground Storage Tanks (LUST)	½ mile	No	5
California Spills, Leaks, and Incident Clean-Up (CA SLIC)	½ mile	No	1
State and Tribal Registered Underground Storage Tanks (UST); Historical UST list (HIST UST); Statewide Environmental Evaluation and Planning System (SWEEPS); California Facility Inventory Database (CA FID)	Property & Adjoining	**Yes**	0

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	**Approx. Minimum Search Distance**	**Property Listed?**	**Additional Sites Listed**
State and Tribal Institutional Control/Engineering Control Registry	Property	No	N/A
Facility and Manifest Data (HAZNET)	Property	**Yes**	N/A
State and Tribal Voluntary Cleanup Site	½ mile	No	0
DRYCLEANERS	¼ mile	No	1

5.1.1 Federal Agency Database Findings

The property was listed on the following federal database searched for this ESA.

Lowe Development Corp
145 South State College Boulevard
Brea, California 92821
Distance/Direction-Gradient: Not Applicable (property)
Databases: RCRA Small-Quantity Generator
Regulatory Data Summary: No RCRA violations were reported.
Discussion: Based on the regulatory status, the presence of this former property tenant on the RCRA Small-Quantity Generator list is not considered to represent a concern.

None of the federal databases searched for this assessment had listed sites within their respective search distances of the property.

5.1.2 State and Tribal Database Findings

The property was listed on the following state or tribal databases searched for this ESA.

The Capital Group aka Brea Building Site K Joint Venture
135 South State College Boulevard
Brea, California 92821
Distance/Direction-Gradient: Not Applicable (property)
Databases: CA FID UST, UST, SWEEPS UST, HAZNET
Regulatory Data Summary: The UST, CA FID UST and SWEEPS UST lists indicate that the property had one 4,000-gallon diesel underground storage tank (UST). The property is not listed as a leaking UST (LUST) site. The property appears on the Facility and Manifest Data (HAZNET) listing of sites that generate, or have generated manifested waste. The wastes were described as unspecified organic liquid mixtures, tank bottom waste, unspecified oil-containing waste, waste oil and mixed oil, unspecified solvent mixtures, and photochemicals / photoprocessing wastes.
Discussion: ATC reviewed records for the former UST at the Orange County Health Care Agency (OCHCA) and the Brea Fire Department. According to a UST removal report, the UST was 5,000 gallons in size and was removed in June of 2008. Soil sampling conducted at the time of removal did not identify impacted soils. No closure letter was apparently generated, although based on correspondence with OCHCA personnel, it appears that a closure letter will be generated shortly. Based on this, and the absence of associated soil impacts, the former UST is not considered to be a *recognized environmental condition*. HAZNET does not track violators

and the presence of a facility on this database does not necessarily indicate that a problem exists at that facility. Based on the nature of the wastes generated and the fact that the wastes do not appear to be generated currently (with the exception of small amounts of waste oil), the HAZNET listing is not considered to represent an environmental concern to the property.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other sites listed in the state or tribal agency databases are considered to represent a likely past, present or material threat of release on the property.

5.1.3 Local Environmental Records Sources

Orange County Health Care Agency (OCHCA)

ATC reviewed environmental databases available online at http://ochealthinfo.com. The property was not listed on any of the OCHCA's online listings, including the UST database. ATC requested available information regarding the UST formerly located at 135 South State College Boulevard. Contained within the file were a set of oversized plans, dated April 1987, for the installation of a 4,000-gallon UST and associated generator. The plans were likely revised as they depict the UST on the north side of the generator rather than on the south where it was actually installed. A 1990 tank information sheet described the UST as double-walled and constructed of fiberglass-coated steel. The remainder of the records provided by the OCHCA appeared to be routine inspections, monitoring system certifications, financial responsibility statements, and miscellaneous correspondence, the most recent of which was an internal notice for the OCHCA to update their records to reflect the UST removal on June 18, 2008. No closure letter was in the file. ATC contacted the OCHCA case worker to inquire as to whether or not a closure letter had, in fact, been issued. That case worker's supervisor, Ms. Geniece Higgins, indicated to ATC that there was conflicting information as to whether or not a "Completion of Tank Removal" letter had ever been sent out, and, based on the available information, anticipated that such a lettwer would be prepared shortly. The review of the OCHCA documents did not reveal the presence of ***recognized environmental conditions*** at the property.

Brea Fire Department (BFD)

ATC reviewed information pertaining to the former UST at the BFD. Contained in the file was a tank removal report, prepared by Atlas Environmental Engineering Inc. (Atlas). According to this report, the UST, which Atlas describes as 5,000 gallons in size, was removed from the area south of the generator enclosure on June 18, 2008. The removal was witnessed by representatives of the BFD and the OCHCA. Soil samples were collected by Atlas from beneath each end of the UST, the product piping, and the soil stockpile. Each sample was analyzed for total petroleum hydrocarbons as diesel by EPA Method 8015, as well as the fuel constituents benzene, toluene, ethylbenzene, and total xylenes (BTEX), methyl-tertiary butyl ether (MTBE), and various oxygenate compounds by EPA Method 8260B. All of the soil samples were non-detect for all analytes. Accordingly, Atlas recommended the granting of regulatory closure for the UST. No closure letter was present in the file; however, based on the results of the soil analyses, it does not appear that a release has occurred at the property. As stated previously, the OCHCA indicated that a closure letter would be prepared shortly. The former UST is therefore not considered to be a *recognized environmental condition*.

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC)

According to the DTSC EnviroStor website, http://www.envirostor.dtsc.ca.gov/public, the DTSC has no files for the property.

Regional Water Quality Control Board (RWQCB)

The RWQCB GeoTracker website, http://geotracker.swrcb.ca.gov, reported that the property was listed as a UST facility, but not as a LUST site. The property was also not listed as a spills, leaks, investigations, and clean-ups (SLIC) site.

South Coast Air Quality Management District (SCAQMD)

According to information contained on the SCAQMD website, http://www.aqmd.gov, various permits, under the name of current and former owners, were listed for emergency generators. All past violations, which were generally for failure to permit the equipment, were in compliance. The information obtained from the SCAQMD did not reveal the presence of *recognized environmental conditions* at the property.

Department of Planning and Zoning

According to the planning link at the City of Brea website, http://www.ci.brea.ca.us, the portion of the property west of State College Boulevard is zoned MU-1 for Mixed Uses and the portion of the property to the east of State College Boulevard is zoned C-C (PD), for commercial planned development.

5.2 Physical Setting Sources

5.2.1 Topography

According to the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map of the *La Habra, California* Quadrangle, the property is located at an approximate elevation of 360 feet above mean sea level. The area has a predevelopment slope to the southeast. A copy of the topographic map is included in Appendix A.

5.2.2 Geology

The property is located within the La Habra Basin, a shallow alluvial depression between the Coyote Hills and the Puente Hills. The property is situated on Quaternary-aged continental terrace deposits of unknown thickness. These sediments overlie several thousand feet of Tertiary-aged consolidated sedimentary rocks (Morton and Miller, 1981; Orange County Water District, 2009).

5.2.3 Soils

According to the United States Department of Agriculture, Soil Conservation Service publication, *Soil Survey of Orange County and Western Part of Riverside County, California*, dated 1978, the predominant soil type at the property is the Myford Sandy Loam, 2 to 9 percent slopes. Myford soils are moderately well drained and very slowly permeable. They typically have pale brown and pinkish-gray medium acid sandy loam surface layers. The subsurface layers consists of brown medium acid sandy clay overlying medium acid sandy loam. The lower subsoil consists generally of neutral to slightly acid sandy clay

loams. Available water capacity is 2.0 to 4.0 inches. The shrink-swell potential is variable and the corrosivity for untreated steel is high.

5.2.4 Hydrology

According to the RWQCB GeoTracker website, http://geotracker.waterboards.ca.gov, the depth to groundwater at a LUST site located 0.56 mile southwest of the property, ranged between 32.38 and 35.5 feet below ground surface (bgs) in June of 2012. The direction of groundwater flow at the LUST site was toward the southeast.

Estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

5.2.5 Other Physical Setting Sources

Flood Plain Map

According to information provided by Federal Emergency Management Agency (FEMA) website, http://www.fema.gov, the property is located in flood zone X, or areas outside of 500-year flood risk. The community/panel number for the Flood Insurance Rate Map for the property is 06059C 0042J and the effective date is December 3, 2009.

A copy of the flood plain map is included in Appendix L.

Wetlands Map

According to the United States Fish and Wildlife Service (USFWS) wetlands mapper website, http://nwi.fws.gov, the nearest designated wetland to the property is a paved stream channel located approximately 0.3 mile southeast of the property. This wetland is not anticipated to impact the property adversely.

A copy of the National Wetlands Inventory map is included in Appendix L.

5.3 Historical Records Sources

Information for historical uses was drawn from ATC's March 2012 ESA of the property. That information is repeated here as follows: The following table summarizes the findings of the research presented below pertaining to historical property and surrounding area uses.

HISTORICAL USE SUMMARY				
Period	**Identified Historical Uses**		**Source(s)**	**Intervals/Comments**
	Property	**Surrounding Area**		
Prior to 1940	Vacant	Vacant Agricultural	Aerial Photographs Topographic Maps	An 1898 topographic map is the earliest record identified. Data gaps of 24 years (1903-1926) and seven years (1928-1934). No use changes across data gaps.
1940-1960	Vacant	Vacant Agricultural	Aerial Photographs Topographic Map	Data gaps of five years (1948-1952) and ten years (1954-1963). No use changes across data gaps.
1961-1980	Vacant Agricultural Commercial	Vacant Agricultural Residential Commercial Institutional	Aerial Photographs Topographic Maps City Directories	No data gaps. No concerns.
1981 to present	Vacant Agricultural Commercial	Residential Commercial	Aerial Photographs Topographic Map City Directories Building Permits	No data gaps. The property buildings were completed in 1986 and 1988.

Based on the absence of use changes across data gaps, the identified data gaps are not considered to have a significant impact on the determination of *recognized environmental conditions*.

5.3.1 Aerial Photographs

ATC reviewed available aerial photographs of the property and surrounding areas provided by EDR. Available aerial photographs ranged from 1927 to 2005. The following are descriptions and interpretations from the aerial photograph review.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Scale**	**Comments**
1927, 1938, 1947, and 1953	1”=500’, 1”=555’, 1”=666’, and 1”=666’, respectively	**Property**: The property is undeveloped and either vacant or under cultivation. A stream channel crosses the northern half of the property. **Surrounding Area**: The adjacent properties on all sides are vacant or under cultivation.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Scale**	**Comments**
1968	1"=480'	**Property**: The property is under cultivation. What appear to be two clusters of farm buildings are located on the southern portion of the property; however, a baseball diamond is located on the west-central portion of the property. **Surrounding Area**: Adjacent to the north, beyond the railroad right-of-way, are single-family residences. The east-adjacent property is under cultivation. The south-adjacent property is either vacant or under cultivation. Adjacent to the west of the northern half of the property are single-family residences. Adjacent to the west of the southern half of the property, is a ball diamond and what appears to be an athletic field.
1977	1"=666'	**Property**: The property is partly under cultivation and partly vacant. What appears to be a cluster of farm buildings is located on the southwest portion of the property; however, a ball diamond is located on the west-central portion of the property. What appear to be two or three commercial buildings are located on the southern half of the eastern portion of the property. **Surrounding Area**: Adjacent to the north, beyond the railroad right-of-way, are single-family residences. The 57 freeway is present to the east, beyond which is a residential development. The south-adjacent property is developed with commercial buildings, including the present-day mall. Adjacent to the west of the northern half of the property are single-family residences. Adjacent to the west of the southern half of the property, is a ball diamond and what appears to be an athletic field.
1990 and 1995	1"=666' and 1"=500', respectively	**Property**: The property is developed with all of the current buildings. A ball diamond is located in the current grassy area at the northwestern corner of the property. Large undeveloped patches are located on the south-central portions of east and west halves of the property. **Surrounding Area**: The adjacent properties are developed essentially as they are currently.
2005	1"=500'	**Property**: The property is developed with all of the current buildings. A portion of the parking lot to the south of the building at 140 South State College Boulevard is unpaved. **Surrounding Area**: The adjacent properties are developed essentially as they are currently.

The review of aerial photographs did not identify past uses indicating *recognized environmental conditions* at the property or surrounding area. Copies of reproducible aerial photographs are included in Appendix F.

5.3.2 Fire Insurance Maps

ATC requested copies of historical Sanborn Fire Insurance Maps (Sanborn Maps) depicting the property and surrounding area from EDR. According to EDR, Sanborn Map coverage of the property is not available. A copy of EDR's "unmapped property" letter is included in Appendix G.

5.3.3 Property Tax Files

According to information on file with the Orange County Assessor, the current owner of those portions of the property lying west of State College Boulevard (APNs 319-331-07, -10, -11, 12, -13, -14, and -15) are owned by the Brea Olinda Unified School District. The Property Manager at the time of ATC's

March 2012 ESA, Ms. Joan Kent, stated that the buildings on the west side were owned at that time by Maguire Properties-Brea Corp. Place LLC, but they are on a ground lease. The parcels to the east of State College Boulevard (APNs 319-332-01, -03, and -04) were owned by Maguire Properties Brea Financial, LLC. No other owners were listed. As it is ATC's understanding that the Maguire entities are no longer the owner of their respective parcels, ATC revisited the Orange County Assessor to review property tax records for this ESA Update. The Assessor's records did not reflect any change of ownerships for the property parcels from what ATC had observed during the research conducted for its March 2012 ESA. The review of tax files did not identify *recognized environmental conditions* at the property.

5.3.4 Recorded Land Title Records

The acquisition of recorded land title records was not required by the scope of work for this Phase I ESA.

5.3.5 Historical USGS Topographic Quadrangles

ATC reviewed available historical USGS Topographic Quadrangles for information regarding past uses of the property. Topographic maps were reviewed for the years 1898, 1902, 1935, 1942, 1964, 1972, and 1981. The 1898 through 1942 map editions depict the property and adjacent parcels as undeveloped or under cultivation, although the north-adjacent railroad track is depicted on the 1935 and 1942 map editions. The 1964 map depicts most of the property as vacant; however, a short length of unpaved road and one building, possibly a dwelling, are shown on the southwestern portion of the property. The west-adjacent residential development is also shown. The north-adjacent parcels are shown as agricultural and vacant. The south-adjacent property is vacant. By 1972, three additional small buildings are located on the southeastern portion of the property. State College Boulevard has been constructed, as has the east-adjacent freeway. The residential development is now shown on the north-adjacent parcels beyond the railroad. The south-adjacent and west-adjacent parcels are unchanged from the 1964 map. The 1981 map edition depicts a few additional small buildings on the southwestern and southeastern portions of the property, and the south-adjacent mall is now shown. The remaining adjacent properties are unchanged from the 1972 map.

The review of historical USGS Topographic Quadrangles did not identify past uses indicating *recognized environmental conditions* at the property or the surrounding area. Copies of topographic maps are included in Appendix G.

5.3.6 City Directories

ATC reviewed historical city directories at the Anaheim Heritage Reading Room. Directories were reviewed for the years 1974, 1980, 1985, 1990, 1995, 2000, and 2009. ATC's findings are summarized as follows.

CITY DIRECTORY SUMMARY	
Year	**Comments**
1974	**Property**: State College Blvd.: Street not listed. **Surrounding Area:** State College Blvd.: Street not listed. Birch Street: 905-Brea Olinda Unified School Dist.

CITY DIRECTORY SUMMARY	
Year	**Comments**
1980	**Property**: State College Blvd.: Street not listed. **Surrounding Area:** State College Blvd.: Street not listed. Birch Street: 905-Brea Olinda Unified School Dist.; 1717-Birchwood Village.
1985	**Property**: State College Blvd.: 140-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 130-Hartford Insurance Group; 190-Rusty Pelican. Birch Street: 905-North Org. OCC Auto; 1220-Professional Educators Financial.
1990	**Property**: State College Blvd.: 120-Campbell Sales Co., Seven 11 Food Div., Southland Corp., Vlassic Foods; 135-Office with numerous tenants; 140-Office Bldg. Numerous tenants; 145-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 130-Hartford Insurance Group; 190-Rusty Pelican. Birch Street: 955-Brea 1-Hour Photo, Heidi's Frzn Yogrt, Magic Rega., Plum Peach Inc., Uniglobe Trvl.; 965-U8 Theaters; 1220-Century 21.
1995	**Property**: State College Blvd.: 100-GE Co. Sales & Svc.; 120-Argonaut Group Ins., Campbell Sales Co., Olympic Temp. Svc., Seven 11 Food Div., Southland Corp.; 135-Amer. Funds Svc., Café Alicia's, Capital Group Inc.; 140-GRE Ins. Grp., Michael's Coffee Shop, Toyota MTR Crdt. Corp.; 145-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 130-Amer. Temp. Svc., Equifax, Loanstar Amer. Inc., Telecredit; 190-Claim Jumper. Birch Street: 955-Numerous commercial tenants; 965-U8 Theaters; 985-Men's Wearhouse; 1220-S.D. Daimstadt DDS.
2000	**Property**: State College Blvd.: 100-People Inc., Roth Staffing Co.; 120-Argonaut Group Ins., Castrol Inc., Olympic Staffing; 135-Café Alicia's; 145-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 190-Claim Jumper. Birch Street: 955-Numerous commercial tenants; 965-U8 Theaters; 985-Men's Wearhouse; 1220-Numerous dental occupants.
2009	**Property**: State College Blvd.: 120-Healthcare Security Svc.; 140-Capital Group Cos.; 145-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 190-Claim Jumper. Birch Street: 955-Numerous commercial tenants; 965-24-Hour Fitness; 985-Multiple commercial tenants; 1220-Numerous dental occupants.

The review of city directories did not identify past uses indicating *recognized environmental conditions* at the property or surrounding areas.

5.3.7 Building Department Records

ATC reviewed historical building department records at the City of Brea Building Department. The initial building permits for construction of the buildings at 100, 120, and 135 State College Boulevard were dated 1986 and finaled in 1988. The initial permit for construction of the building at 145 State College Boulevard was dated 1984 and finaled in 1986. No initial permit for the building at 140 State College Boulevard was observed in the file. A large number of permits for all of the property addresses were on file for routine purposes, but no permits were observed for the parking garage. No building permits were observed for USTs or other features of environmental concern, or that referenced former property uses of concern. The review of building department records did not identify past uses indicating *recognized environmental conditions* at the property.

5.3.8 Zoning/Land Use Records

No historical zoning information was available for the property.

5.3.9 Prior Reports

ATC prepared an ESA of the property, dated March 13, 2012, entitled ***Phase I Environmental Site Assessment of Brea Campus, 100, 120, 135, 140, and 145 South State College Boulevard, Brea, California, 92821***. At the time that the report was issued, ATC had not observed a closure letter for the UST or reviewed associated soil sampling data (which were presumed to be contained in the pending OCHCA file review), and classified the former UST as a ***recognized environmental condition.*** ATC also noted the presence of the soil remediation activity for arsenic on the north-adjacent former railroad right-of-way and classified it as a ***de minimis*** condition for the property.

Based on recently obtained information in the form of soil sampling data reviewed at the Brea Fire Department, the former UST is no longer considered to represent a ***recognized environmental condition***. With regard to the soil remediation activity formerly observed on the north-adjacent property, as the final status of this activity is not known, it is still considered to be a ***de minimis*** condition for the property.

A copy of ATC's prior ESA is included in Appendix H.

5.3.10 Other Historical Sources

No other historical sources were reviewed.

6.0 SITE RECONNAISSANCE

The following is a summary of visual and/or physical observations of the property during the site visit. Photographs can be found in Appendix C.

6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of: the property and improvements; adjoining sites as viewed from the property; and, the surrounding area based on visual observations made during the trip to and from the property. Unimproved portions of the property (if any) were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise. ATC did not inspect each tenant space, but instead reviewed only a representative number of floors within each of the buildings. ATC was unable to obtain permission to access Building 120, occupied by Raytheon, a defense contractor. Otherwise, there were no access restrictions encountered at the property. The weather during the site reconnaissance was warm and sunny. There were no visibility restrictions due to weather conditions.

6.2 Hazardous Substance Use, Storage, and Disposal

ATC conducted the site reconnaissance on September 26, 2012. ATC reviewed the property for hazardous materials storage and use, as well as indications that such materials may have been spilled or dumped. ATC was accompanied during the property visit by Mr. John O'Malley, Chief Engineer at the property for approximately five years. For the purposes of this ESA Update, Mr. O'Malley is considered to be the Key Site Manager.

Chemical use on the property consists generally of janitorial supplies, maintenance materials such as paint, and water treatment chemicals. As noted during ATC's March 2012 ESA, the water-treatment chemicals are being phased out of use and replaced with a new system utilizing time-release solid pellets. The new system is in place at buildings 120, 135 and 140. Building 100 has no cooling towers and building 145 is not slated to be switched over to the time-release system at this time. The storage of the remaining water-treatment chemicals and other on-site chemical items by area were observed to be as follows:

100 South State College Boulevard: This building is currently 100% unoccupied. No chemical items were observed in this building.

120 South State College Boulevard: As stated previously, ATC was unable to access this building, which is 100% leased to Raytheon, a multifaceted company engaged in defense work. ATC's observations of this tenant for its March 2012 ESA were as follows:

No laboratories or physical testing of materials were observed and it appears that Raytheon uses the building for offices or computer applications. One 55-gallon drum and three 5-gallon containers of water-treatment chemicals (slated for removal) were observed on the roof. A cabinet was present on the roof that contained two 5-gallon containers of coil cleaner, one gallon of oil, and a five-gallon container of an unknown material. Two 5-gallon containers of paint were observed inside the building near the

roof hatch. No chemicals were observed in the elevator service room, located in the basement. A storage room on the basement level had one 5-gallon container each of paint and adhesive. Janitorial supplies were stored in a small room accessed from a women's restroom. Minor cleaners were noted under sinks in lunch room areas. No stains or other indications of a release were observed near these storage areas.

135 South State College Boulevard: Three 55-gallon drums and five 5-gallon containers of water-treatment chemicals, along with a 100-pound container of descaler powder were observed in the chiller room on the roof. Additionally, the room contained two large cylinders for capture and transfer of refrigerant during maintenance of the cooling system. In March of 2012, it was reported that these chemicals were slated for removal, due to the use of the new Smart Release system at this building. A janitorial closet with a floor sink is located inside the men's restrooms on each floor, although no cleaners were observed. Janitorial supplies were stored in a storeroom on the basement level. A restaurant is located in the basement level. Soaps and sanitizers are present in the rear areas. No indications of stains or releases were observed in chemical storage areas. The elevator in this building is cable-operated. No chemicals were noted in the elevator service room on the roof.

140 South State College Boulevard: Although still under lease to The Capital Group, this building is completely unoccupied. Nonetheless, small-quantities of cleaning supplies were observed in a janitorial closet. Additionally, one 5-gallon container of water-treatment chemicals was stored on the roof within secondary containment. Additionally, two 1-gallon containers of oil were observed near two compressors. The elevator service room is located in the partial basement. A minor spill of oil was observed at the entrance where someone had propped open the door with a one-gallon container of oil. Based on the size of the spill (approximately six inches in diameter) and the good condition of the concrete floor, the spill is not considered to represent an environmental concern.

145 South State College Boulevard: Three 55-gallon drums and five 5-gallon containers of water treatment chemicals were observed in the chiller room on the roof. Janitorial supplies were stored in the basement level on shelving. No indications of releases were observed. The elevators in this building are also cable-operated. Minor cleaners were stored in the elevator service room on the roof.

Parking Garage: The maintenance shop is located at the southern end of the parking garage on the ground floor. The shop consists of a central hallway with several rooms along each side. On entering the shop, ATC observed four 5-gallon containers of water-treatment chemicals stored temporarily along one wall of the hallway. The first room to the right of the central hallway contains several work benches and shelves. Various cleaners, lubricants, aerosol cans, and caulk tubes were stored on the shelves. No staining was observed in this room. Across the hallway from this room was a storage area in which were shelves containing numerous one-gallon containers of paint. Adjacent to the shelving was a flame-resistant cabinet containing, among other items, two empty one-gallon gas containers and a partially empty one-gallon container labeled as 'old gas.' On top of the flame-resistant cabinet was an empty five-gallon diesel container. The other rooms generally contained non-chemical items.

Located along the eastern exterior side of the parking garage are two groups of enclosures. The northern group of three enclosures contained, from north to south, a back-up generator serving Building 135 and a 500-gallon diesel aboveground storage tank (AST), and dumpsters used for municipal trash and recyclable material. The third enclosure was empty and formerly held a generator owned and used by The Capital Group. The former UST was located to the south of the third enclosure. Along the southern end of the parking garage was a small, vacant office and three additional enclosures. The northernmost of these contained an empty 110-gallon polyethylene AST and several old outdoor-use chairs. The next

enclosure to the south contained the back-up generator for Building 145 and a 300-gallon diesel AST. The third enclosure contained trash dumpsters for Building 145. None of the observed enclosures had signs of staining.

Exterior areas of the property were reviewed. No indications of stains or vegetative stress suggestive of the release of hazardous materials were observed on the property.

6.3 Underground Storage Tanks (USTs)

ATC did not observe visual or documentary evidence of current USTs on the property. One diesel UST, variously reported as 4,000- or 5,000-gallons in size, was formerly located along the eastern exterior side of the parking garage. This UST provided fuel for an emergency generator formerly operated by a tenant, The Capital Group, located in one of the enclosures alongside the parking garage. According to a tank removal report reviewed at the BFD (see Section 5.1.3), the UST was removed on June 18, 2008. Soil sampling conducted at the time of the UST removal did not detect associated soil impacts. No closure letter for the UST removal appears to have been generated, but based on a recent communication with the OCHCA, one may be issued shortly. Accordingly, based on this, and the apparent absence of associated releases, the former UST is not considered to be a *recognized environmental condition*.

6.4 Aboveground Storage Tanks (ASTs)

Several emergency generators and associated fuel ASTs are located on the property. One enclosure located along the eastern property line, directly east of the building at 140 South State College Boulevard, contained two generators and one 1,000-gallon diesel AST. It is ATC's understanding that the generators and AST belong to the building lessee, The Capital Group. The AST is composed of double-walled steel and no indications of a release were observed.

Two additional generators with smaller ASTs are present on the property. These generators and their ASTs were observed in enclosures located along the eastern side of the parking garage. The sizes of the ASTs were reported to ATC by Mr. O'Malley as 300 gallons (Building 145) and 500 gallons in size (Building 135). No stains or floor drains were observed near either AST.

Based on the absence of any indications of a release, the ASTs are not considered to represent an environmental concern to the property.

6.5 Other Petroleum Products

Apart from where already noted in Section 6.2, ATC did not observe the use, storage or disposal of other petroleum products on the property.

6.6 Polychlorinated Biphenyls (PCBs)

At least five pad-mounted SCE transformers were observed variously around the property. No obvious indications of leaks or damage were observed in connection with the property transformers. Based on the age of the property improvements (1986 and 1988), is unlikely that the on-site transformers contain PCBs. However, SCE would be responsible for the clean-up of any PCB impacts resulting from a leak from one of their transformers.

Another potential source of PCBs is the ballasts of fluorescent lights. Fluorescent lighting is present throughout the property buildings. Based on the age of the property improvements (1986 and 1988), it is unlikely that PCB-containing ballasts are present. However, during the course of normal maintenance, ballasts should be inspected for labeling indicating their PCB content. In general, any ballast not specifically labeled as not containing PCBs is presumed to contain them and will require special disposal practices when eventually discarded.

PCBs have also been used as an additive in hydraulic fluid. Hydraulic elevators are present in 120 and 140 South State College Boulevard. Additionally, one small exterior hydraulic lift is located at 120 South State College Boulevard. No staining was observed with the lift or other hydraulic elevators. Based on the age of the property improvements (1986 and 1988), it is unlikely that the hydraulic oil in use with the elevators contains PCBs.

6.7 Unidentified Substance Containers

ATC did not observe the presence of unidentified substance containers on the property.

6.8 Nonhazardous Solid Waste

Nonhazardous wastes generated at the property consist of typical municipal refuse. Dumpsters are located in enclosures variously on the property. The trash removal firm is Brea Disposal, which, according to Mr. O'Malley, empties the dumpsters five days per week.

One in-ground grease trap is located on the southern side of the building at 140 South State College Boulevard. This grease trap formerly served a restaurant (now vacant) located on the first floor of the building.

Another restaurant is located on the basement level of 135 South State College Boulevard. During the current site reconnaissance, the manager of the restaurant indicated that waste cooking grease was stored in a five-gallon bucket that is picked up once a week, although it is not known which firm collects the waste grease. During ATC's March 2012 ESA, another employee pointed out that the restaurant has a small grease trap beneath the sink; however, the employee could not identify which firm removes the cooking grease or the frequency of removal. The generation of waste cooking grease is not considered to represent an environmental concern to the property.

6.9 Waste Water

Apart from municipal sewage and storm water runoff, no aqueous waste streams are generated at the property.

6.10 Waste Pits, Ponds and Lagoons

ATC did not observe evidence of waste pits, ponds or lagoons on the property.

6.11 Sumps

One storm water sump is located behind each of the buildings at 135 and 145 South State College Boulevard. The sumps are not considered to represent an environmental concern to the property.

6.12 Septic Systems

ATC did not observe evidence of a septic system on the property.

6.13 Storm Water Management System

Storm water is conveyed from roofs by interior drains that discharge to the surrounding pavement. Storm runoff in parking and drive areas is conveyed by sheetflow and concrete drainage swales to the adjoining streets where it flows along the gutters to the nearest municipal storm drain. Storm water falling on unpaved areas would be expected to percolate directly to the unpaved soils.

6.14 Wells

ATC did not observe evidence of wells on the property.

7.0 INTERVIEWS

The following persons were interviewed to obtain information regarding *recognized environmental conditions* in connection with the property:

INTERVIEW SUMMARY				
Role	**Name**	**Title/Company**	**Years Assoc. With Property**	**Interview Type**
Site Escort	Mr. John O'Malley	Chief Engineer / Able Engineering	Five	In person
Property Manager	Ms. Nicole Di Antonio	Real Estate Manager / CB Richard Ellis	Four months	By telephone and e-mail

Not included in this listing are those governmental employees that were contacted solely for the purpose of retrieving public information pertaining to the property and who would not be expected to have first-hand knowledge of *recognized environmental conditions* at the property.

Pertinent information from the interviews is discussed in applicable sections of this report with details (including failed attempts to interview, if any) documented on Record of Communication forms in Appendix J.

8.0 OTHER ENVIRONMENTAL CONDITIONS

8.1 Asbestos-Containing Material (ACM)

Suspect ACM observed at the property included wallboard/joint compound, resilient floor tile, resilient sheet flooring, flooring mastics, spray-applied fireproofing, cove base and cove base mastic, and roofing materials. Based on the age of the property improvements (circa 1986-1988), it is unlikely that ACM is present at the property buildings, with the possible exception of roofing materials. All suspect ACMs appeared to be in good condition. Prior to any renovation or demolition activity, an asbestos survey should be conducted of all suspect ACMs likely to be disturbed.

8.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The EPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

ATC's review of published radon data indicates that the property is located in a county designated by the EPA as Zone 3. Zone 3 areas have a predicted radon concentration of less than or equal to 2.0 pCi/L. According to statistical data provided by EDR, an EPA survey of 30 sites in Orange County revealed none with radon concentrations in excess of 4.0 pCi/L. In addition, a state survey of 58 sites located within the same zip code as the property revealed one site with radon concentrations in excess of 4.0 pCi/L. Based on these statistics and the non-residential use of the property, radon is not considered to represent an environmental concern at the property and no additional investigations are recommended at this time.

8.3 Lead in Drinking Water

According to a 2012 annual water quality report, the potable water supplied to the property meets or exceeds all drinking water standards, including those for lead. Based on the fact that the water supplied to the property is from the municipality, lead in drinking water testing was not conducted for this Phase I ESA.

8.4 Lead-Based Paint (LBP)

Based on the age of the property improvements, it is unlikely that LBP has been used on the property in the past. All painted surfaces appeared to be in good condition.

8.5 Mold Screening

ATC conducted a screening survey for mold conditions at the property. The screening consisted of limited interview, document review (if applicable) and physical observation.

ATC spoke with Mr. John O'Malley, Chief Engineer at the property for approximately five years. Mr. O'Malley indicated that there have been occasional roof leaks, which have been repaired. No specific dates were indicated. Mr. O'Malley indicated that there had been no previous mold occurrences at the

property or prior surveys for mold. Accordingly, there was no mold-related documentation available to review by ATC.

During the site reconnaissance, ATC observed no indications of mold or water intrusion conducive to mold growth.

8.6 Additional User Requested Conditions

There were no additional User-requested conditions researched for this assessment.

9.0 REFERENCES

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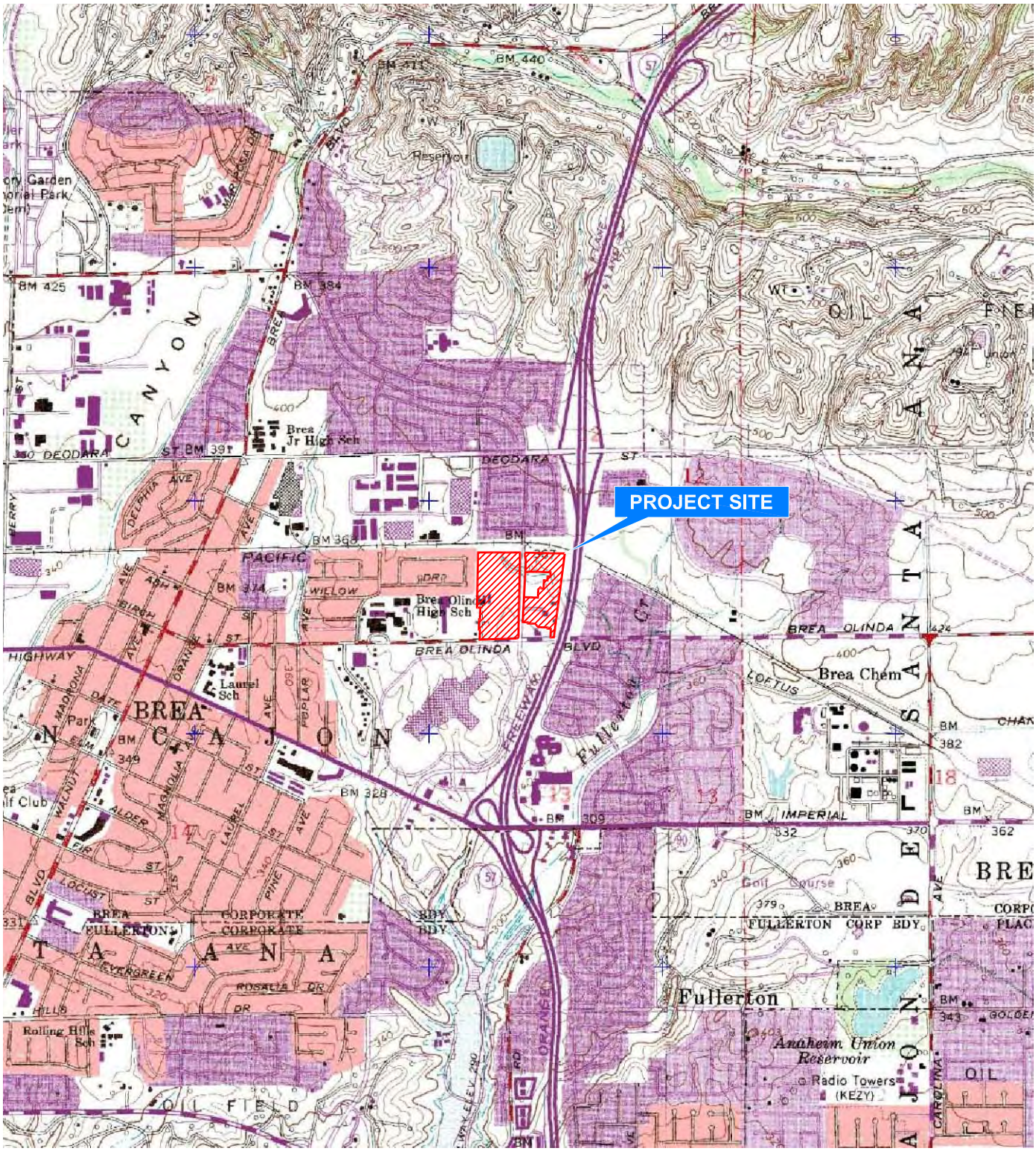
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10.0 APPENDICES

Appendix A - Site Vicinity Map
Appendix B - Site Plan
Appendix C - Site Photographs
Appendix D - User Provided Documentation
Appendix E - Regulatory Database Report
Appendix F - Aerial Photographs
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Appendix J - Records of Communication
Appendix K - Laboratory Reports
Appendix L - Other Supporting Documentation
Appendix M - Terminology

APPENDIX A

SITE VICINITY MAP



LA HABRA, CALIFORNIA QUADRANGLE (PROVISIONAL EDITION 1981)

SCALE

0 .5 1

MILES

1:24,000

N

SITE VICINITY MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT

BREA CAMPUS

100,120, 135, 140, AND 145 SOUTH COLLEGE BOULEVARD

BREA, CALIFORNIA

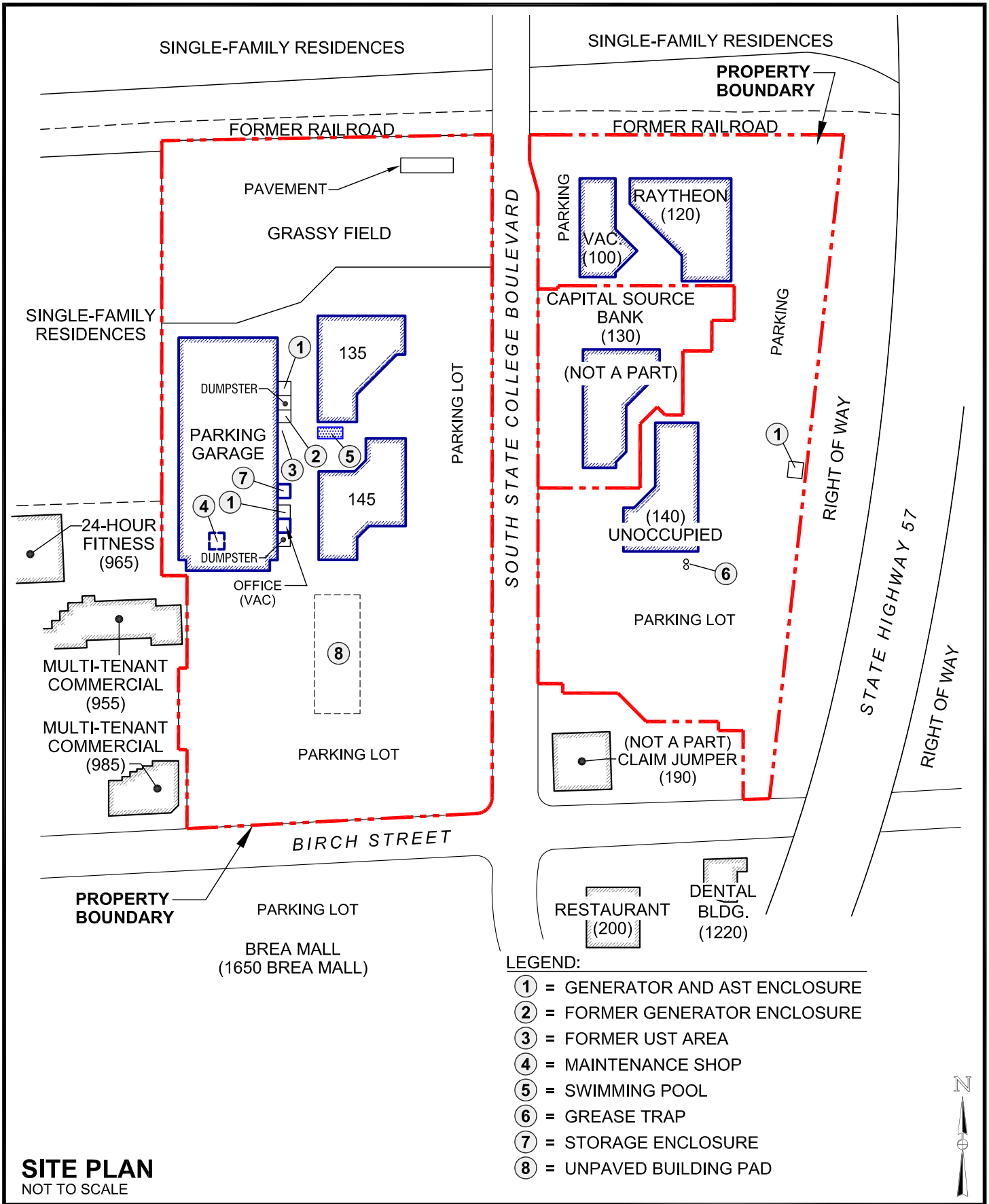
PROJECT NUMBER: 052.75483.0002	TASK NO.: 1	APPENDIX
REVIEW BY: S. ANDERSON	DRAWN BY: DAW	A

ATC ASSOCIATES INC.
25 Cupania Circle
Monterey Park, CA 91755
Ph: (323) 517-9780 *** Fax: (323) 517-9781

FILE: W:\75483 RBS Global Banking & Markets\0002 – Brea Campus Update\CAD\1-75483.0002-Site Vicinity Map-Brea.dwg

APPENDIX B

SITE PLAN



SITE PLAN

NOT TO SCALE

PHASE I ENVIRONMENTAL SITE ASSESSMENT

BREA CAMPUS

100,120, 135, 140, AND 145 SOUTH COLLEGE BOULEVARD
BREA, CALIFORNIA

PROJECT NUMBER: 052.75483.0002	TASK NO.: 1	APPENDIX
REVIEW BY: S. ANDERSON	DRAWN BY: DAW	B

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FILE: W:\75483 RBS Global Banking & Markets\0002 – Brea Campus Update\CAD\2-75483.0002-Site Plan-Brea.dwg

APPENDIX C

SITE PHOTOGRAPHS



Photograph No. 1: View facing northeast of Building 100.



Photograph No. 2: View facing the entrance to Building 120 (Raytheon).



Photograph No. 3: View facing northwest of Building 135.



Photograph No. 4: View of Building 140 from the roof of 145.



Photograph No. 5: View facing west of Building 145.



Photograph No. 6: View of the large vacant area to the north of Building 135.



Photograph No. 7: Typical interior décor of an office at Building 135.



Photograph No. 8: Water treatment chemicals in the chiller room on the roof of Building 135.



Photograph No. 9: One of the property transformers and stormwater sumps (in background). These are on the west side of Building 145.



Photograph No. 10: Typical view from above of the southern end of the parking garage.



Photograph No. 11: Some of the many chemical items stored in the maintenance shop.



Photograph No. 12: Additional chemical storage in the maintenance shop.



Photograph No. 13: Former locations of the UST (foreground) and generator (inside the room).



Photograph No. 14: The current generator serving Building 135.



Photograph No. 15: 500-gallon diesel AST serving the Building 135 generator.



Photograph No. 16: Current generator serving Building 145.



Photograph No. 17: 300-gallon diesel AST serving the Building 145 generator.



Photograph No. 18: View from the roof of the in-ground grease trap on the southern side of Building 140.



Photograph No. 19: Generator enclosure for Building 140 located on the far eastern edge of the property.



Photograph No. 20: Two tenant-owned generators serving Building 140.



Photograph No. 21: Tenant-owned diesel AST serving the two generators for Building 140.



Photograph No. 22: Asbestos-containing transite pipe located in north-adjacent the vacant area.

APPENDIX D

USER PROVIDED DOCUMENTATION
(This Appendix Not Used)

APPENDIX E

REGULATORY DATABASE REPORT

Brea Campus
135 South State College Boulevard
Brea, CA 92821

Inquiry Number: 3416162.1s
September 24, 2012

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

135 SOUTH STATE COLLEGE BOULEVARD
BREA, CA 92821

COORDINATES

Latitude (North):	33.9203000 - 33° 55' 13.08''
Longitude (West):	117.8835000 - 117° 53' 0.60''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	418331.5
UTM Y (Meters):	3753476.2
Elevation:	365 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33117-H8 LA HABRA, CA
Most Recent Revision:	1981
East Map:	33117-H7 YORBA LINDA, CA
Most Recent Revision:	1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	2009, 2010
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
THE CAPITAL GROUP COMPANIES INC 135 S STATE COLLEGE BREA, CA 92821	HAZNET	N/A
BREA BUILDING SITE K JOINT VEN 135-145 S. STATE COLLEGE BLVD BREA, CA 92621	EMI	N/A
BREA BUILDING SITE K JOINT VEN 135-145 S STATE COLLEGE BLVD BREA, CA 92621	EMI	N/A

EXECUTIVE SUMMARY

THE CAPITAL GROUP 135 S STATE COLLEGE BLVD BREA, CA 92821	UST SWEEPS UST	N/A
THE CAPITAL GROUP 135 S STATE COLLEGE BLVD BREA, CA 92621	CA FID UST HAZNET	N/A
THE CAPITAL GROUP COMPANIES, INC 135 S STATE COLLEGE BLVD BREA, CA 92821	HAZNET	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators

RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System
WDS ---------- Waste Discharge System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land
FEMA UST ---------- Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ---------- Clandestine Drug Labs
HIST Cal-Sites ---------- Historical Calsites Database

SCH	School Property Evaluation Program
Toxic Pits	Toxic Pits Cleanup Act Sites
CDL	Clandestine Drug Labs
US HIST CDL	National Clandestine Laboratory Register

Local Land Records

LIENS 2	CERCLA Lien Information
LUCIS	Land Use Control Information System
LIENS	Environmental Liens Listing
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
Orange Co. Industrial Site	List of Industrial Site Cleanups

Other Ascertainable Records

DOT OPS	Incident and Accident Data
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN	Bond Expenditure Plan
UIC	UIC Listing
NPDES	NPDES Permits Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
Notify 65	Proposition 65 Records
WIP	Well Investigation Program Case List
ENF	Enforcement Action Listing
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
PRP	Potentially Responsible Parties

EXECUTIVE SUMMARY

2020 COR ACTION..... 2020 Corrective Action Program List
FINANCIAL ASSURANCE..... Financial Assurance Information Listing
PCB TRANSFORMER..... PCB Transformer Registration Database
PROC..... Certified Processors Database
MWMP..... Medical Waste Management Program Listing
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
HWP..... EnviroStor Permitted Facilities Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations.. EDR Proprietary Historic Gas Stations
EDR Historical Cleaners..... EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/15/2012 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CROFT COLOR LAB	***351 OAK PLACE SUITE F***	***NW 1/8 - 1/4 (0.194 mi.)***	***E16***	***25***
BREA PRINTING INC	***371 C OAK PL***	***NW 1/8 - 1/4 (0.228 mi.)***	***E18***	***30***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BREA MARKET PLACE CLEANERS	***975 E BIRCH ST STE H***	***SSW 0 - 1/8 (0.010 mi.)***	***7***	***13***
LOWE DEVELOPMENT CORP	***145 S STATE COLLEGE BLV***	***S 0 - 1/8 (0.099 mi.)***	***12***	***19***
TARGET STORE NO 2482	855 E BIRCH ST	SW 1/8 - 1/4 (0.132 mi.)	15	23
EXPRESSLY PORTRAITS INC	***2002 BREA MALL***	***S 1/8 - 1/4 (0.223 mi.)***	***17***	***28***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/06/2012 has revealed that there are 6 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BRISTOL INDUSTRIES	***630 E LAMBERT***	***NNW 1/4 - 1/2 (0.252 mi.)***	***G22***	***36***
Status: Inactive - Needs Evaluation				
CIRTECH BREA	***351 THOR PL***	***WNW 1/4 - 1/2 (0.399 mi.)***	***25***	***46***
Status: Inactive - Needs Evaluation				
KIRKHILL RUBBER CO	***300 CYPRESS ST***	***WNW 1/2 - 1 (0.593 mi.)***	***I28***	***57***
Status: Refer: RCRA				
MCGRAW, JAS E & SONS	320 NORTH ORANGE	WNW 1/2 - 1 (0.610 mi.)	I29	61
Status: No Further Action				
GORDONS AUTO REPAIR	318 NORTH ORANGE	WNW 1/2 - 1 (0.610 mi.)	I30	63
Status: No Further Action				
BREA OLINDA HIGH SCHOOL	***789 WILDCAT WAY***	***NE 1/2 - 1 (0.963 mi.)***	***31***	***64***
Status: No Further Action				

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 07/19/2012 has revealed that there are 7 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAX POLING	***302 OAK PL***	***NW 0 - 1/8 (0.108 mi.)***	***D13***	***20***
Status: Completed - Case Closed				
ALBERTSON'S FOOD CENTERS	***1180 LAMBERT***	***NE 1/4 - 1/2 (0.269 mi.)***	***23***	***37***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CITY OF BREA	1 CIVIC CENTER	SW 0 - 1/8 (0.086 mi.)	B8	15
CITY OF BREA	***1 CIVIC CENTER***	***WSW 1/8 - 1/4 (0.243 mi.)***	***F19***	***32***
Status: Completed - Case Closed				
USPS BREA POST OFFICE	***700 E BIRCH ST***	***WSW 1/4 - 1/2 (0.303 mi.)***	***24***	***39***
Status: Completed - Case Closed				
Status: Completed - Case Closed				

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #6356 Status: Completed - Case Closed	***1200 E IMPERIAL HWY***	***SSW 1/4 - 1/2 (0.460 mi.)***	***H26***	***53***
TOSCO - 76 STATION # 6356	1200 IMPERIAL	SSW 1/4 - 1/2 (0.462 mi.)	H27	56

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 07/19/2012 has revealed that there are 2 SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BRISTOL INDUSTRIES Facility Status: Completed - Case Closed	630 EAST LAMBERT	NNW 1/4 - 1/2 (0.252 mi.)	G21	35
BRISTOL INDUSTRIES	***630 E LAMBERT***	***NNW 1/4 - 1/2 (0.252 mi.)***	***G22***	***36***

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 07/19/2012 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAX POLING	***302 OAK PL***	***NW 0 - 1/8 (0.108 mi.)***	***D14***	***23***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF BREA	***1 CIVIC CENTER CIR***	***WSW 1/8 - 1/4 (0.243 mi.)***	***F20***	***34***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAX POLING	***302 OAK PL***	***NW 0 - 1/8 (0.108 mi.)***	***D13***	***20***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BREA CITY OF	***1 CIVIC CENTER CL***	***SW 0 - 1/8 (0.086 mi.)***	***B9***	***17***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF BREA	***1 CIVIC CENTER***	***WSW 1/8 - 1/4 (0.243 mi.)***	***F19***	***32***

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAX POLING	***302 OAK PL***	***NW 0 - 1/8 (0.108 mi.)***	***D14***	***23***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BREA CITY OF	***1 CIVIC CENTER CL***	***SW 0 - 1/8 (0.086 mi.)***	***B9***	***17***

Other Ascertainable Records

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 03/15/2012 has revealed that there is 1 RCRA-NonGen site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALPHA ENVIRO RECOVERY SYSTEMS	317 POMELO AVE	NNW 0 - 1/8 (0.087 mi.)	C11	18

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALBERTSON'S FOOD CENTERS	***1180 LAMBERT***	***NE 1/4 - 1/2 (0.269 mi.)***	***23***	***37***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF BREA	***1 CIVIC CENTER***	***WSW 1/8 - 1/4 (0.243 mi.)***	***F19***	***32***
USPS BREA POST OFFICE	***700 E BIRCH ST***	***WSW 1/4 - 1/2 (0.303 mi.)***	***24***	***39***

EXECUTIVE SUMMARY

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 01/19/2012 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BREA MARKET PLACE CLEANERS	***975 E BIRCH ST STE H***	***SSW 0 - 1/8 (0.010 mi.)***	***7***	***13***

HWT: A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

A review of the HWT list, as provided by EDR, and dated 07/16/2012 has revealed that there is 1 HWT site within approximately 0.25 miles of the target property.

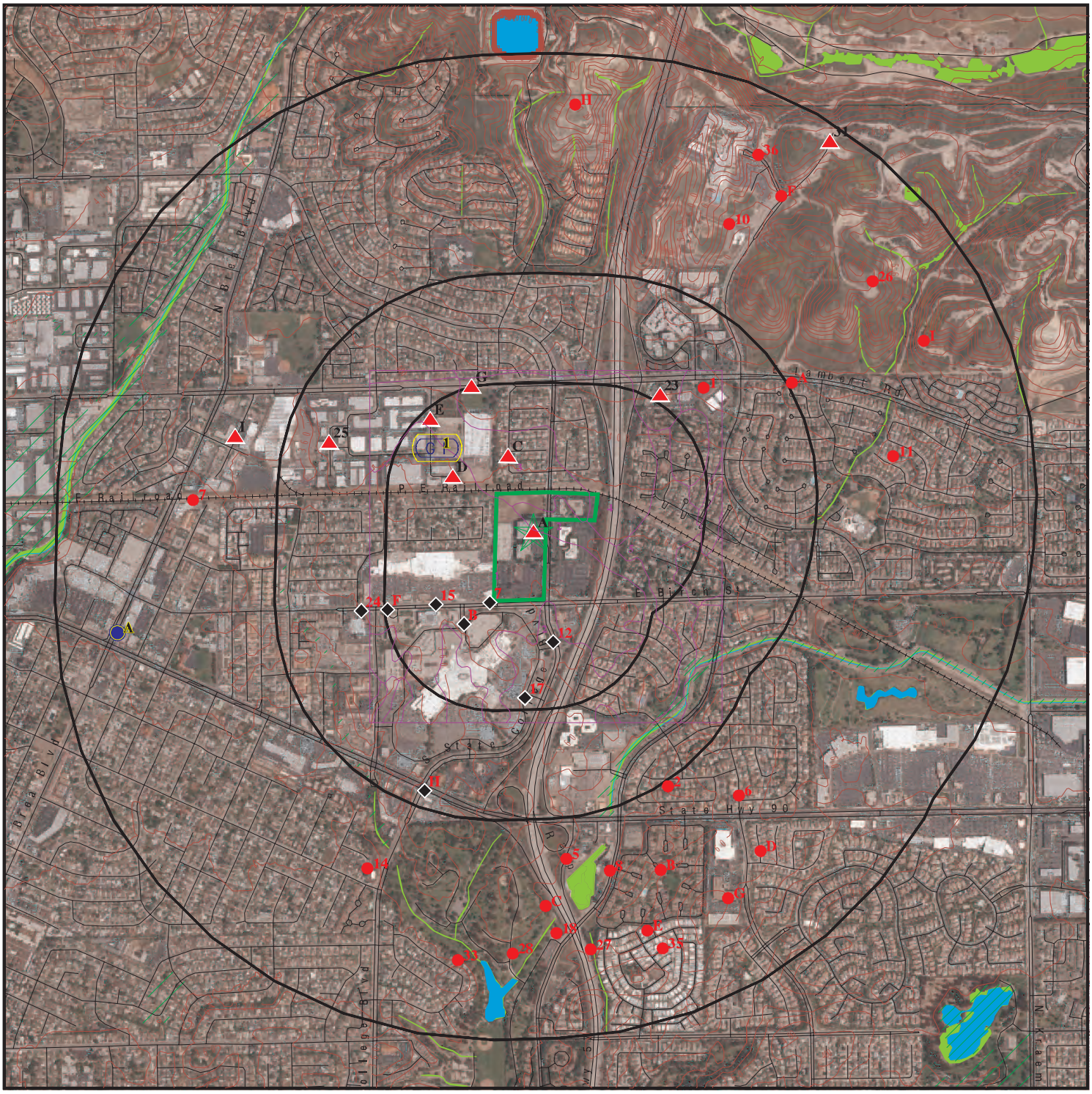
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALPHA ENVIRONMENTAL RECOVERY S	317 POMELO AVENUE	NNW 0 - 1/8 (0.087 mi.)	C10	17

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 36 records.

Site Name	Database(s)
BREA HILLS	ENF
BOY SCOUTS FIRESIDE SCOUT	HIST CORTESE
ECCU BREA BUSINESS PARK	NPDES
	LUST, CHMIRS
CHEVRON	LUST
CITY OF BREA-STREET RIGHT OF WAY	UST
CAL TRANS	UST
3 ABBEY LANE	VCP
BREA PLANT	HIST UST
	AST
BREA CITY NO. 2	WMUDS/SWAT
ORANGE COUNTY ROAD WIDENING PR	WMUDS/SWAT, Orange Co. Industrial Site, WDS
BREA REDEVELOPMENT AGENCY	HAZNET
CITY BREA	HAZNET
CITY OF BREA	HAZNET
BREA CARBON CANYON RESERVOIR	HAZNET
AERA ENERGY LLC BREA UNIT	RCRA-LQG, HAZNET
OLINDA RANCH	RCRA-SQG, FINDS
PCE INDUSTRY, INC.	RCRA-SQG
MOBIL OIL CORPORATION BREA LEASE	RCRA-NonGen, FINDS
CITY OF BREA, NORTH OF LAMBERT RD,	ERNS
TONNER OFF RAMP TO BREA BLVD	ERNS
THOMPSON DRILL SITE	Orange Co. Industrial Site, ENVIROSTOR
BREA GUN CLUB-STEARNS LEASE	Orange Co. Industrial Site
FORMER BREA GUN CLUB	Orange Co. Industrial Site
BREA, CITY OF	SLIC
BREA, CITY OF	SLIC
CALRESOURCES (BERM MIXING FACILITY	SLIC
CAL RESOURCES OIL LEASES	SLIC
CITY OF BREA	SLIC
CALRESOURCES (BERM MIXING FAC)	SLIC
STEARNS FEE PROPERTY	SCH, ENVIROSTOR
VULCAN MATERIALS CO.	MINES
ROBERTSONS READY MIX, INC.	MINES
EL TORO MATERIALS CO.	MINES
NUEVO ENERGY - TENTATIVE TRACT #16	ENVIROSTOR

OVERVIEW MAP - 3416162.1s



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

SITE NAME:	Brea Campus	CLIENT:	ATC Associates Inc. #52
ADDRESS:	135 South State College Boulevard Brea CA 92821	CONTACT:	Steve Anderson
LAT/LONG:	33.9203 / 117.8835	INQUIRY #:	3416162.1s
		DATE:	September 24, 2012 11:15 am

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DETAIL MAP - 3416162.1s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern

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

SITE NAME:	Brea Campus	CLIENT:	ATC Associates Inc. #52
ADDRESS:	135 South State College Boulevard Brea CA 92821	CONTACT:	Steve Anderson
		INQUIRY #:	3416162.1s
LAT/LONG:	33.9203 / 117.8835	DATE:	September 24, 2012 11:16 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		2	4	NR	NR	NR	6
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	2	4	NR	6
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		2	1	4	NR	NR	7

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	2	NR	NR	2
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250	1	1	1	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250	1	2	0	NR	NR	NR	3
HIST UST	0.250		0	1	NR	NR	NR	1
SWEEPS UST	0.250	1	2	0	NR	NR	NR	3
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
Orange Co. Industrial Site	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen	0.250		1	0	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	1	2	NR	NR	3
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		1	0	NR	NR	NR	1
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	3	NR	NR	NR	NR	NR	3
EMI	TP	2	NR	NR	NR	NR	NR	2
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
HWT	0.250		1	0	NR	NR	NR	1
HWP	1.000		0	0	0	0	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Historical Auto Stations	0.250		0	0	NR	NR	NR	0
EDR Historical Cleaners	0.250		0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **THE CAPITAL GROUP COMPANIES INC** **HAZNET** **S108222340**
Target **135 S STATE COLLEGE** **N/A**
Property **BREA, CA 92821**

Site 1 of 6 in cluster A

Actual:
365 ft.

HAZNET:

Year:	2005
Gepaid:	CAC002581403
Contact:	RON NYE
Telephone:	7142575667
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE
Mailing City,St,Zip:	BREA, CA 92821
Gen County:	Orange
TSD EPA ID:	CAD008252405
TSD County:	Los Angeles
Waste Category:	Unspecified solvent mixture
Disposal Method:	Not reported
Tons:	0.84
Facility County:	Not reported

Year:	2004
Gepaid:	CAC002581403
Contact:	RON NYE
Telephone:	7142575667
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE
Mailing City,St,Zip:	BREA, CA 92821
Gen County:	Orange
TSD EPA ID:	CAD008252405
TSD County:	Los Angeles
Waste Category:	Unspecified solvent mixture
Disposal Method:	Not reported
Tons:	0.84
Facility County:	Not reported

A2 **BREA BUILDING SITE K JOINT VEN** **EMI** **S106827300**
Target **135-145 S. STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92621**

Site 2 of 6 in cluster A

Actual:
365 ft.

EMI:

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	72143
Air District Name:	SC
SIC Code:	6512
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

A3 **BREA BUILDING SITE K JOINT VEN** **EMI** **S106827299**
Target **135-145 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92621**

Site 3 of 6 in cluster A

Actual:
365 ft.

EMI:

Year:	1993
County Code:	30
Air Basin:	SC
Facility ID:	72143
Air District Name:	SC
SIC Code:	6512
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1995
County Code:	30
Air Basin:	SC
Facility ID:	72143
Air District Name:	SC
SIC Code:	6512
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

A4 **THE CAPITAL GROUP** **UST** **U003433511**
Target **135 S STATE COLLEGE BLVD** **SWEEPS UST** **N/A**
Property **BREA, CA 92821**

Site 4 of 6 in cluster A

Actual:
365 ft.

UST:

Facility ID:	11478
Latitude:	33.91697
Longitude:	-117.88292

SWEEPS UST:

Status:	A
Comp Number:	11478
Number:	9
Board Of Equalization:	Not reported
Ref Date:	09-30-92
Act Date:	09-15-92

THE CAPITAL GROUP (Continued) **U003433511**

Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	Not reported
Swrcb Tank Id:	30-000-011478-000001
Actv Date:	Not reported
Capacity:	4000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	1

A5 **THE CAPITAL GROUP** **CA FID UST** **U002096369**
Target **135 S STATE COLLEGE BLVD** **HAZNET** **N/A**
Property **BREA, CA 92621**

Site 5 of 6 in cluster A

Actual:
365 ft.

CA FID UST:

Facility ID:	30017672
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7146717000
Mail To:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	BREA 92621
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

HAZNET:

Year:	2002
Gepaid:	CAL912823992
Contact:	DEBBIE BOWEN
Telephone:	7142575728
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215808
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Recycler
Tons:	0.41
Facility County:	Not reported

Year:	2002
Gepaid:	CAC002550650
Contact:	DAVID LIEBERMAN
Telephone:	7142575565
Mailing Name:	Not reported

THE CAPITAL GROUP (Continued) **U002096369**

Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 92821
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.34
Facility County: Not reported

Year: 1999
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Los Angeles
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Tons: 0.0834
Facility County: Los Angeles

Year: 1995
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Los Angeles
TSD EPA ID: CAT000613976
TSD County: Orange
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Transfer Station
Tons: 1.2843
Facility County: Los Angeles

Year: 1994
Gepaid: CAL912823992
Contact: TIMOTHY J SULLIVAN FCLTY MGR
Telephone: 7142575700
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215808
Gen County: Los Angeles
TSD EPA ID: CAD982524613
TSD County: Orange
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .8339
Facility County: Los Angeles

THE CAPITAL GROUP (Continued) **U002096369**

Click this hyperlink while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

A6 **THE CAPITAL GROUP COMPANIES, INC** **HAZNET** **S108222341**
Target **135 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92821**

Site 6 of 6 in cluster A

Actual:
365 ft.

HAZNET:

Year:	2008
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	DEBBIE BOWEN/FAC COORD
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Orange
TSD EPA ID:	TXD077603371
TSD County:	99
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.3
Facility County:	Orange

Year:	2008
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	DEBBIE BOWEN/FAC COORD
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Tank bottom waste
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.72975
Facility County:	Orange

Year:	2007
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Orange
TSD EPA ID:	TXD077603371
TSD County:	99
Waste Category:	Waste oil and mixed oil
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.02
Facility County:	Orange

Year:	2007
Gepaid:	CAL912823992

THE CAPITAL GROUP COMPANIES, INC (Continued) **S108222341**

Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Orange
TSD EPA ID:	TXD077603371
TSD County:	99
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.81
Facility County:	Orange

Year:	2006
Gepaid:	CAL912823992
Contact:	DEBBIE BOWEN
Telephone:	7142575728
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215823
Gen County:	Orange
TSD EPA ID:	TXD077603371
TSD County:	99
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.3
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

7
SSW
< 1/8
0.010 mi.
54 ft.

BREA MARKET PLACE CLEANERS **RCRA-SQG 1000593267**
975 E BIRCH ST STE H **FINDS CAD982437741**
BREA, CA 92821 **Orange Co. Industrial Site**
DRYCLEANERS
HAZNET

Relative:
Lower

Actual:
364 ft.

RCRA-SQG:

Date form received by agency:	03/20/1991
Facility name:	BREA MARKET PLACE CLEANERS
Facility address:	975 E BIRCH ST STE H BREA, CA 92821
EPA ID:	CAD982437741
Contact:	ENVIRONMENTAL MANAGER
Contact address:	975 E BIRCH ST STE H BREA, CA 92621
Contact country:	US
Contact telephone:	(714) 255-0555
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

BREA MARKET PLACE CLEANERS (Continued) **1000593267**

Owner/Operator Summary:
Owner/operator name: HAMLET HAROANTIAN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110006478631

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Orange Co. Industrial Site:
Case ID: 11IC008
Region: ORANGE

BREA MARKET PLACE CLEANERS (Continued) **1000593267**

Record ID: RO0003560
Current Status: CLOSED 7/6/2012
Closure Type: Closure certification issued
Released Chemical: Not reported

DRYCLEANERS:
EPA Id: CAL000298219
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 09/06/2005
Facility Active: No
Inactive Date: 06/30/2009
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 975 E BIRCH ST STE H
Mailing Address 2: Not reported
Mailing State: CA
Mailing Zip: 928215828
Owner Name: ZHIRAIR NOVRUZYAN
Owner Address: 975 E BIRCH ST STE H
Owner Address 2: Not reported
Owner Telephone: 7142550555
Contact Name: ZHIRAIR NOVRUZYAN
Contact Address: 628 W OLEANDER
Contact Address 2: Not reported
Contact Telephone: 7145292405

HAZNET:
Year: 2004
Gepaid: CAD982437741
Contact: MNGR JOHN NOVRUZIAN
Telephone: 7142550555
Mailing Name: Not reported
Mailing Address: 975 E BIRCH ST STE H
Mailing City,St,Zip: BREA, CA 928215828
Gen County: Orange
TSD EPA ID: IND000646943
TSD County: 99
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Treatment, Incineration
Tons: 0.22
Facility County: Not reported

B8 **CITY OF BREA** **LUST** **S105032950**
SW **1 CIVIC CENTER** **N/A**
< 1/8 **BREA, CA 92621**
0.086 mi.
453 ft. **Site 1 of 2 in cluster B**

Relative:
Lower

Actual:
362 ft.

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000772T

CITY OF BREA (Continued) **S105032950**

Local Case Num:	87UT262
Case Type:	Other ground water affected
Substance:	Diesel
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605900611
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Review Date:	Not reported
Prelim Assess:	Not reported
Discover Date:	12/22/1987
Enforcement Date:	Not reported
Close Date:	7/31/1991
Workplan:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9175309
Longitude:	-117.8867663
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	RS
Staff Initials:	AD
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

B9
SW
< 1/8
0.086 mi.
453 ft.

BREA CITY OF — **CA FID UST** **S101589555**
1 CIVIC CENTER CL — **SWEEPS UST** **N/A**
BREA, CA 92621

Site 2 of 2 in cluster B

Relative:
Lower

Actual:
362 ft.

CA FID UST:

Facility ID:	30017536
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7149907789
Mail To:	Not reported
Mailing Address:	1 CIVIC CENTER CIR
Mailing Address 2:	Not reported
Mailing City,St,Zip:	BREA 92621
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	A
Comp Number:	6293
Number:	9
Board Of Equalization:	Not reported
Ref Date:	09-30-92
Act Date:	09-15-92
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	Not reported
Swrcb Tank Id:	30-000-006293-000005
Actv Date:	Not reported
Capacity:	1000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	1

C10
NNW
< 1/8
0.087 mi.
457 ft.

ALPHA ENVIRONMENTAL RECOVERY SYSTEMS, INC. — **HWT** **S111075504**
317 POMELO AVENUE — **N/A**
BREA, CA 92821

Site 1 of 2 in cluster C

Relative:
Higher

Actual:
382 ft.

HWT:

Reg Num:	3953
Expiration Date:	05/31/2012

C11 **ALPHA ENVIRO RECOVERY SYSTEMS INC** **RCRA-NonGen** **1012176078**
NNW **317 POMELO AVE** **CAR000199190**
< 1/8 **BREA, CA 92821**
0.087 mi.
457 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
382 ft.

RCRA-NonGen:

Date form received by agency:	03/10/2009
Facility name:	ALPHA ENVIRO RECOVERY SYSTEMS INC
Facility address:	317 POMELO AVE BREA, CA 92821
EPA ID:	CAR000199190
Mailing address:	PO BOX 1003 PLACENTIA, CA 92870
Contact:	DARYL NICKELL
Contact address:	PO BOX 1003 PLACENTIA, CA 92870
Contact country:	US
Contact telephone:	714-926-6496
Contact email:	Not reported
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	DARYL NICKELL
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	12/02/1994
Owner/Op end date:	Not reported

Owner/operator name:	DARYL NICKELL
Owner/operator address:	317 POMELO AVE BREA, CA 92821
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	12/02/1994
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No

ALPHA ENVIRO RECOVERY SYSTEMS INC (Continued) **1012176078**

Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

12
South
< 1/8
0.099 mi.
525 ft.

LOWE DEVELOPMENT CORP **RCRA-SQG** **1000196425**
145 S STATE COLLEGE BLVD #145 **FINDS** **CAD982498479**
BREA, CA 92821

Relative:
Lower

Actual:
342 ft.

RCRA-SQG:
Date form received by agency: 02/08/1990
Facility name: LOWE DEVELOPMENT CORP
Facility address: 145 S STATE COLLEGE BLVD #145
BREA, CA 92821
EPA ID: CAD982498479
Contact: ENVIRONMENTAL MANAGER
Contact address: 145 S STATE COLLEGE BLVD #145
BREA, CA 92621
Contact country: US
Contact telephone: (714) 671-2133
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: BREA BLDG SITE ONE
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No

LOWE DEVELOPMENT CORP (Continued) **1000196425**

Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110006479943

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

D13 **MAX POLING** **LUST U001742896**
NW **302 OAK PL** **CA FID UST N/A**
< 1/8 **BREA, CA 92621**
0.108 mi.
569 ft. **Site 1 of 2 in cluster D**

Relative:
Higher

Actual:
380 ft.

LUST:

Region:	STATE
Global Id:	T0605901902
Latitude:	33.9229244
Longitude:	-117.8875679
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	11/21/1997
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	TE
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083002759T
LOC Case Number:	95UT065
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0605901902
Contact Type:	Regional Board Caseworker
Contact Name:	NANCY OLSON-MARTIN
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500

MAX POLING (Continued) **U001742896**

City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0605901902
Contact Type: Local Agency Caseworker
Contact Name: TAMARA ESCOBEDO
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
City: SANTA ANA
Email: tescobedo@ochca.com
Phone Number: 7144336251

LUST:
Global Id: T0605901902
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0605901902
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 95UT065
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 11/21/1997
Case Type: Soil Only
Record ID: RO0002591

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083002759T
Local Case Num: 95UT065
Case Type: Soil only
Substance: Diesel
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605901902
How Stopped Date: 9/9/9999
Enter Date: Not reported
Review Date: Not reported

MAX POLING (Continued) **U001742896**

Prelim Assess: Not reported
Discover Date: 10/12/1995
Enforcement Date: Not reported
Close Date: 11/21/1997
Workplan: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Enter Date: Not reported
GW Qualifies: Not reported
Soil Qualifies: Not reported
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 33.9228568
Longitude: -117.8873344
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Concentration: 0
Max MTBE Soil: Not reported
MTBE Fuel: 0
MTBE Tested: Not Required to be Tested.
MTBE Class: *
Staff: NOM
Staff Initials: AD
Lead Agency: Local Agency
Local Agency: 30000L
Hydr Basin #: Not reported
Beneficial: MUN
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

CA FID UST:
Facility ID: 30017538
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7145291901
Mail To: Not reported
Mailing Address: 302 OAK PL
Mailing Address 2: Not reported
Mailing City,St,Zip: BREA 92621
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

D14
NW
< 1/8
0.108 mi.
569 ft.

MAX POLING
302 OAK PL
BREA, CA 92821

Site 2 of 2 in cluster D

Relative:
Higher

Actual:
380 ft.

Database(s): UST, SWEEPS UST
EDR ID Number: U003783776
EPA ID Number: N/A

UST:
Facility ID: 6301
Latitude: 33.92217
Longitude: -117.88684

SWEEPS UST:
Status: A
Comp Number: 6301
Number: 9
Board Of Equalization: Not reported
Ref Date: 09-30-92
Act Date: 09-15-92
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 30-000-006301-000001
Actv Date: Not reported
Capacity: 5000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: 1

15
SW
1/8-1/4
0.132 mi.
699 ft.

TARGET STORE NO 2482
855 E BIRCH ST
BREA, CA 92821

Relative:
Lower

Actual:
364 ft.

Database(s): RCRA-SQG
EDR ID Number: 1014465412
EPA ID Number: CAR000218826

RCRA-SQG:
Date form received by agency: 04/11/2011
Facility name: TARGET STORE NO 2482
Facility address: 855 E BIRCH ST
BREA, CA 92821
EPA ID: CAR000218826
Mailing address: PO BOX 111
MINNEAPOLIS, MN 55440-0111
Contact: MARK W SCHWARZE
Contact address: PO BOX 111
MINNEAPOLIS, MN 55440-0111
Contact country: US
Contact telephone: 800-587-2228
Contact email: CORPORATE.COMPLIANCE@TARGET.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: TARGET CORP

TARGET STORE NO 2482 (Continued) **1014465412**

Owner/operator address: PO BOX 111
MINNEAPOLIS, MN 55440
Owner/operator country: US
Owner/operator telephone: 800-587-2228
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 10/07/2009
Owner/Op end date: Not reported

Owner/operator name: TARGET CORP
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 10/07/2009
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D005

TARGET STORE NO 2482 (Continued) **1014465412**

Waste name: BARIUM

Waste code: D008
Waste name: LEAD

Waste code: D009
Waste name: MERCURY

Waste code: D011
Waste name: SILVER

Waste code: D016
Waste name: 2,4-D

Waste code: P001
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste code: P046
Waste name: BENZENEETHANAMINE, ALPHA,ALPHA-DIMETHYL-

Waste code: P075
Waste name: NICOTINE, & SALTS

Violation Status: No violations found

E16 **CROFT COLOR LAB** **RCRA-SQG** **1000230802**
NW **351 OAK PLACE SUITE F** **FINDS** **CAD981666548**
1/8-1/4 **BREA, CA 92821** **HAZNET**
0.194 mi.
1026 ft. **Site 1 of 2 in cluster E**

Relative:
Higher

Actual:
384 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: CROFT COLOR LAB
Facility address: 351 OAK PLACE SUITE F
BREA, CA 92821
EPA ID: CAD981666548
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: JOHN CROFT
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported

CROFT COLOR LAB (Continued) **1000230802**

Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 10/23/1986
Facility name: CROFT COLOR LAB
Classification: Large Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 02/15/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110009539320

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA

CROFT COLOR LAB (Continued) **1000230802**

program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Year:	2004
Gepaid:	CAL000244648
Contact:	T CAMPUZANO/CFO/EQUIPMENT MGR
Telephone:	7145292250
Mailing Name:	Not reported
Mailing Address:	351 OAK PL
Mailing City,St,Zip:	BREA, CA 928210000
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Recycler
Tons:	0.1
Facility County:	Not reported

Year:	2003
Gepaid:	CAL000244648
Contact:	T CAMPUZANO/CFO/EQUIPMENT MGR
Telephone:	7145292250
Mailing Name:	Not reported
Mailing Address:	351 OAK PL
Mailing City,St,Zip:	BREA, CA 928210000
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Orange
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Recycler
Tons:	0.08
Facility County:	Orange

Year:	2003
Gepaid:	CAL000244648
Contact:	T CAMPUZANO/CFO/EQUIPMENT MGR
Telephone:	7145292250
Mailing Name:	Not reported
Mailing Address:	351 OAK PL
Mailing City,St,Zip:	BREA, CA 928210000
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Orange
Waste Category:	Not reported
Disposal Method:	Recycler
Tons:	Not reported
Facility County:	Orange

Year:	2002
Gepaid:	CAD981666548
Contact:	SHEILA CROFT
Telephone:	7145299899
Mailing Name:	Not reported
Mailing Address:	351 OAK PL STE F
Mailing City,St,Zip:	BREA, CA 928214123

CROFT COLOR LAB (Continued) **1000230802**

Gen County: Orange
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: 0.64
Facility County: Not reported

Year: 2002
Gepaid: CAL000244648
Contact: TERRY CAMPUZANO/EQUIPMENT MGR
Telephone: 7145292250
Mailing Name: Not reported
Mailing Address: 351 OAK PL
Mailing City,St,Zip: BREA, CA 928210000
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Recycler
Tons: 0.45
Facility County: Not reported

Click this hyperlink while viewing on your computer to access
11 additional CA_HAZNET: record(s) in the EDR Site Report.

17
South
1/8-1/4
0.223 mi.
1178 ft.

EXPRESSLY PORTRAITS INC
2002 BREA MALL
BREA, CA 92821

RCRA-SQG **1000820597**
FINDS **CAD983666611**
HAZNET

Relative:
Lower

Actual:
330 ft.

RCRA-SQG:
Date form received by agency: 05/03/1993
Facility name: EXPRESSLY PORTRAITS INC
Facility address: 2002 BREA MALL
BREA, CA 92821
EPA ID: CAD983666611
Contact: MEL ORCHARD
Contact address: 1151 TRITON DR STE C
FOSTER CITY, CA 94404
Contact country: US
Contact telephone: (415) 578-9291
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: EXPRESSLY PORTRAITS INC
Owner/operator address: 1151 TRITON DR STE C
FOSTER CITY, CA 94404
Owner/operator country: Not reported

EXPRESSLY PORTRAITS INC (Continued) **1000820597**

Owner/operator telephone: (415) 578-9291
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110006484811

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:
Year: 1993
Gepaid: CAL000063459
Contact: EXPRESSLY PORTRAITS INC
Telephone: 6505789291
Mailing Name: Not reported
Mailing Address: 1157 TRITON DR STE B
Mailing City,St,Zip: FOSTER CITY, CA 944041213
Gen County: Orange
TSD EPA ID: NMD097970065
TSD County: 0
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: .3127
Facility County: Orange

E18
NW
1/8-1/4
0.228 mi.
1204 ft.

BREA PRINTING INC
371 C OAK PL
BREA, CA 92821

Site 2 of 2 in cluster E

RCRA-SQG
FINDS
HAZNET

1000143127
CAD982508152

Relative:
Higher

Actual:
386 ft.

RCRA-SQG:

Date form received by agency:	08/03/1989
Facility name:	BREA PRINTING INC
Facility address:	371 C OAK PL BREA, CA 92821
EPA ID:	CAD982508152
Contact:	ENVIRONMENTAL MANAGER
Contact address:	371 C OAK PL BREA, CA 92621
Contact country:	US
Contact telephone:	(714) 529-7334
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	LANNY DOYLE
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No

BREA PRINTING INC (Continued) **1000143127**

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110006480405

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Year: 2003
Gepaid: CAD982508152
Contact: LANNY DOYLE PRESIDENT
Telephone: 7145297334
Mailing Name: Not reported
Mailing Address: 371 OAK PL
Mailing City,St,Zip: BREA, CA 928214125
Gen County: Orange
TSD EPA ID: CAD003963592
TSD County: Orange
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: 0.68
Facility County: Orange

Year: 2002
Gepaid: CAD982508152
Contact: LANNY DOYLE PRESIDENT
Telephone: 7145297334
Mailing Name: Not reported
Mailing Address: 371 OAK PL
Mailing City,St,Zip: BREA, CA 928214125
Gen County: Orange
TSD EPA ID: Not reported
TSD County: San Bernardino
Waste Category: Unspecified organic liquid mixture
Disposal Method: Transfer Station
Tons: 0.27
Facility County: Not reported

Year: 2002
Gepaid: CAD982508152
Contact: LANNY DOYLE PRESIDENT
Telephone: 7145297334
Mailing Name: Not reported

BREA PRINTING INC (Continued) **1000143127**

Mailing Address: 371 OAK PL
Mailing City,St,Zip: BREA, CA 928214125
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Santa Clara
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: 0.56
Facility County: Not reported

Year: 2001
Gepaid: CAD982508152
Contact: LANNY DOYLE PRESIDENT
Telephone: 7145297334
Mailing Name: Not reported
Mailing Address: 371 OAK PL
Mailing City,St,Zip: BREA, CA 928214125
Gen County: Orange
TSD EPA ID: Not reported
TSD County: San Bernardino
Waste Category: Unspecified organic liquid mixture
Disposal Method: Transfer Station
Tons: 0.17
Facility County: Not reported

Year: 2001
Gepaid: CAD982508152
Contact: LANNY DOYLE PRESIDENT
Telephone: 7145297334
Mailing Name: Not reported
Mailing Address: 371 OAK PL
Mailing City,St,Zip: BREA, CA 928214125
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Santa Clara
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Tons: 0.68
Facility County: Not reported

Click this hyperlink while viewing on your computer to access
21 additional CA_HAZNET: record(s) in the EDR Site Report.

F19 **CITY OF BREA** **HIST CORTESE** **U001576724**
WSW **1 CIVIC CENTER** **LUST** **N/A**
1/8-1/4 **BREA, CA 92621** **HIST UST**
0.243 mi. **HAZNET**
1282 ft. **Site 1 of 2 in cluster F**

Relative:
Lower

Actual:
364 ft.

CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083000772T

Region: CORTESE
Facility County Code: 30
Reg By: LTNKA

CITY OF BREA (Continued) **U001576724**

Reg Id: 083001373T

LUST:
Region: STATE
Global Id: T0605900611
Latitude: 33.9175309
Longitude: -117.8867663
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/31/1991
Lead Agency: ORANGE COUNTY LOP
Case Worker: TE
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083000772T
LOC Case Number: 87UT262
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0605900611
Contact Type: Regional Board Caseworker
Contact Name: ROSE SCOTT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: rscott@waterboards.ca.gov
Phone Number: 9513206375

Global Id: T0605900611
Contact Type: Local Agency Caseworker
Contact Name: TAMARA ESCOBEDO
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
City: SANTA ANA
Email: tescobedo@ochca.com
Phone Number: 7144336251

LUST:
Global Id: T0605900611
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0605900611
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 87UT262

CITY OF BREA (Continued) **U001576724**

Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 07/31/1991
Case Type: Other Ground Water
Record ID: RO0002520

HIST UST:
Region: STATE
Facility ID: 00000006701
Facility Type: Other
Other Type: LOCAL GOVERMENT
Total Tanks: 0001
Contact Name: ED WOHLENBERG
Telephone: 7149907600
Owner Name: CITY OF BREA
Owner Address: #1 CIVIC CENTER CIR
Owner City,St,Zip: BREA, CA 92621

Tank Num: 001
Container Num: LAFD1670
Year Installed: 1979
Tank Capacity: 00000550
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Stock Inventor

HAZNET:
Year: 2010
Gepaid: CAC002660025
Contact: ALEX ESCOBAR
Telephone: 7149907208
Mailing Name: Not reported
Mailing Address: 1 CIVIC CENTER CIR
Mailing City,St,Zip: BREA, CA 928215792
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Tank bottom waste
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.14595
Facility County: Orange

F20 **CITY OF BREA** **UST** **U003659621**
WSW **1 CIVIC CENTER CIR** **HAZNET** **N/A**
1/8-1/4 **BREA, CA 92821**
0.243 mi.
1282 ft. **Site 2 of 2 in cluster F**

Relative:
Lower

Actual:
364 ft.

UST:
Facility ID: 6293
Latitude: 33.91719
Longitude: -117.88627

ORANGE CO. UST:

CITY OF BREA (Continued) **U003659621**

Facility ID: FA0024206

Facility ID: FA0056624

HAZNET:

Year:	2008
Gepaid:	CAC002625314
Contact:	ALEX ESCOBAR
Telephone:	7149907208
Mailing Name:	Not reported
Mailing Address:	1 CIVIC CENTER CIR
Mailing City,St,Zip:	BREA, CA 928215792
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Tank bottom waste
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.1668
Facility County:	Orange

G21 **BRISTOL INDUSTRIES** **SLIC** **S106486911**
NNW **630 EAST LAMBERT** **N/A**
1/4-1/2 **BREA, CA**
0.252 mi.
1331 ft. **Site 1 of 2 in cluster G**

Relative:
Higher

Actual:
409 ft.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	12/14/2000
Global Id:	SLT8R0253910
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number:	Not reported
Latitude:	33.925043
Longitude:	-117.886543
Case Type:	Cleanup Program Site
Case Worker:	KS
Local Agency:	Not reported
RB Case Number:	SLT8R025
File Location:	Regional Board
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Board staff contacted by OCCHCA Environmental Health Division re VOCs in soil. 1992 Bristol excavated and sampled, elevated VOCs. Board requested GW Investigation and monitoring on and offsite. Results indicated excavation captured contaminate.

Click here to access the California GeoTracker records for this facility:

G22 **BRISTOL INDUSTRIES** **NPDES** **S108542895**
NNW **630 E LAMBERT** **SLIC** **N/A**
1/4-1/2 **BREA, CA** **Orange Co. Industrial Site**
0.252 mi. **ENVIROSTOR**
1332 ft. **Site 2 of 2 in cluster G**

Relative:
Higher

Actual:
409 ft.

NPDES:

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	8
Regulatory Measure Id:	208254
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 30I002167
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	03/30/1992
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Bristol Ind
Discharge Address:	630 E Lambert Rd
Discharge City:	Brea
Discharge State:	California
Discharge Zip:	92821

SLIC REG 8:

Type:	Soil and Groundwater
Facility Status:	Closed
Region:	8
Staff:	Kamron Saremi, Tel 909-782-4303, SLIC
Substance:	Kamron Saremi, Tel 909-782-4303, SLIC
Lead Agency:	Kamron Saremi, Tel 909-782-4303, SLIC
Location Code:	Kamron Saremi, Tel 909-782-4303, SLIC
Thomas Bros Code:	Kamron Saremi, Tel 909-782-4303, SLIC

Orange Co. Industrial Site:

Case ID:	92IC020
Region:	ORANGE
Record ID:	RO0000366
Current Status:	CLOSED 8/29/2001
Closure Type:	Closure certification issued
Released Chemical:	HEAVY METAL WASTE - NON- PLATING

ENVIROSTOR:

Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Greg Holmes
Division Branch:	Cleanup Cypress
Facility ID:	71002534
Site Code:	Not reported
Assembly:	55

BRISTOL INDUSTRIES (Continued) **S108542895**

Senate: 29
Special Program: EPA - PASI
Status: Inactive - Needs Evaluation
Status Date: 09/14/2011
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: EPA Grant
Latitude: 33.92339
Longitude: -117.8861
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD067615435
Alias Type: EPA Identification Number
Alias Name: 71002534
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

---

23 **ALBERTSON'S FOOD CENTERS** **HIST CORTESE** **S102423835**
NE **1180 LAMBERT** **LUST** **N/A**
1/4-1/2 **BREA, CA 92621**
0.269 mi.
1418 ft.

Relative:
Higher

Actual:
421 ft.

CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083000455T

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000455T
Local Case Num: Not reported
Case Type: Aquifer affected
Substance: Diesel
Qty Leaked: Not reported

ALBERTSON'S FOOD CENTERS (Continued) **S102423835**

Abate Method:	Not reported
Cross Street:	PUENTE
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Not reported
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Global ID:	T0605900365
How Stopped Date:	Not reported
Enter Date:	7/20/1987
Review Date:	Not reported
Prelim Assess:	Not reported
Discover Date:	Not reported
Enforcement Date:	Not reported
Close Date:	2/23/1988
Workplan:	Not reported
Pollution Char:	7/20/1987
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	7/20/1987
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9244926
Longitude:	-117.9150334
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	PAH
Staff Initials:	ASD
Lead Agency:	Regional Board
Local Agency:	30000L
Hydr Basin #:	COASTAL PLAIN OF ORA
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

24
WSW
1/4-1/2
0.303 mi.
1600 ft.

Relative:
Lower

Actual:
360 ft.

USPS BREA POST OFFICE
700 E BIRCH ST
BREA, CA 92822

Database(s): RCRA-SQG, FINDS, HIST CORTESE, LUST, HIST UST, HAZNET

EDR ID Number: 1000143087
EPA ID Number: CA1180090465

RCRA-SQG:

Date form received by agency:	06/02/1988
Facility name:	USPS BREA POST OFFICE
Facility address:	700 E BIRCH ST BREA, CA 92822
EPA ID:	CA1180090465
Contact:	ENVIRONMENTAL MANAGER
Contact address:	700 E BIRCH BREA, CA 92621
Contact country:	US
Contact telephone:	(714) 848-9994
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Federal
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	US POSTAL SETVICE
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Federal
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No

USPS BREA POST OFFICE (Continued) **1000143087**

Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110006365806

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083000070T

LUST:
Region: STATE
Global Id: T0605900055
Latitude: 33.917097
Longitude: -117.890479
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/16/1990
Lead Agency: ORANGE COUNTY LOP
Case Worker: TE
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083000070T
LOC Case Number: 89UT120
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0605900055
Contact Type: Local Agency Caseworker
Contact Name: TAMARA ESCOBEDO
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
City: SANTA ANA
Email: tescobedo@ochca.com
Phone Number: 7144336251

USPS BREA POST OFFICE (Continued) **1000143087**

Global Id: T0605900055
Contact Type: Regional Board Caseworker
Contact Name: PATRICIA HANNON
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: phannon@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0605900055
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0605900055
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Region: STATE
Global Id: T0605902223
Latitude: 33.9174029
Longitude: -117.8904574
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/06/2002
Lead Agency: ORANGE COUNTY LOP
Case Worker: TE
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083003314T
LOC Case Number: 98UT095
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0605902223
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: vjahn-bull@waterboards.ca.gov
Phone Number: 9517824903

Global Id: T0605902223
Contact Type: Local Agency Caseworker
Contact Name: TAMARA ESCOBEDO
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
City: SANTA ANA
Email: tescobedo@ochca.com

USPS BREA POST OFFICE (Continued) **1000143087**

Phone Number: 7144336251

LUST:
Global Id: T0605902223
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0605902223
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0605902223
Action Type: REMEDIATION
Date: 01/01/1950
Action: Excavation

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 98UT095
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 09/06/2002
Case Type: Other Ground Water
Record ID: RO0000947

Region: ORANGE
Facility Id: 89UT120
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/16/1990
Case Type: Soil Only
Record ID: RO0001980

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000070T
Local Case Num: 89UT120
Case Type: Soil only
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605900055
How Stopped Date: 9/9/9999

USPS BREA POST OFFICE (Continued) **1000143087**

Enter Date:	Not reported
Review Date:	Not reported
Prelim Assess:	Not reported
Discover Date:	6/19/1989
Enforcement Date:	Not reported
Close Date:	1/16/1990
Workplan:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9174029
Longitude:	-117.8904574
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	PAH
Staff Initials:	AD
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083003314T
Local Case Num:	98UT095
Case Type:	Other ground water affected
Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605902223
How Stopped Date:	9/9/9999

USPS BREA POST OFFICE (Continued) **1000143087**

Enter Date:	Not reported
Review Date:	Not reported
Prelim Assess:	Not reported
Discover Date:	11/20/1998
Enforcement Date:	Not reported
Close Date:	9/6/2002
Workplan:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9174029
Longitude:	-117.8904574
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	VJJ
Staff Initials:	AD
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

HIST UST:

Region:	STATE
Facility ID:	00000052239
Facility Type:	Other
Other Type:	MAIL
Total Tanks:	0001
Contact Name:	PHIL REPCHINUCK
Telephone:	7145293000
Owner Name:	U.S. POSTAL SERVICE
Owner Address:	3101 W. SUNFLOWER
Owner City,St,Zip:	SANTA ANA, CA 92799
Tank Num:	001
Container Num:	UL #49172
Year Installed:	1979
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Tank Construction:	1/4 inches

USPS BREA POST OFFICE (Continued) **1000143087**

Leak Detection: Stock Inventor

HAZNET:

Year: 2004
Gepaid: CAC002577787
Contact: AL PAZ
Telephone: 7145290696
Mailing Name: Not reported
Mailing Address: 700 E BIRCH
Mailing City,St,Zip: BREA, CA 92621
Gen County: Orange
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: 0.03
Facility County: Not reported

Year: 2002
Gepaid: CAC002556201
Contact: JOE BOLINO
Telephone: 7146676757
Mailing Name: Not reported
Mailing Address: 700 E BIRCH ST
Mailing City,St,Zip: BREA, CA 928220000
Gen County: Orange
TSD EPA ID: Not reported
TSD County: 99
Waste Category: Other organic solids
Disposal Method: Transfer Station
Tons: 0.00
Facility County: Not reported

Year: 1998
Gepaid: CA1180090465
Contact: BREA POST OFFICE
Telephone: 7145293000
Mailing Name: Not reported
Mailing Address: 700 E BIRCH ST
Mailing City,St,Zip: BREA, CA 928220000
Gen County: Orange
TSD EPA ID: AZR000005454
TSD County: 99
Waste Category: Polychlorinated biphenyls and material containing PCBs
Disposal Method: Not reported
Tons: .2755
Facility County: Orange

Year: 1998
Gepaid: CA1180090465
Contact: BREA POST OFFICE
Telephone: 7145293000
Mailing Name: Not reported
Mailing Address: 700 E BIRCH ST
Mailing City,St,Zip: BREA, CA 928220000
Gen County: Orange
TSD EPA ID: CAD028409019

USPS BREA POST OFFICE (Continued) **1000143087**

TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Treatment, Tank
Tons: 1.8765
Facility County: Orange

Year: 1997
Gepaid: CA1180090465
Contact: BREA POST OFFICE
Telephone: 7145293000
Mailing Name: Not reported
Mailing Address: 700 E BIRCH ST
Mailing City,St,Zip: BREA, CA 928220000
Gen County: Orange
TSD EPA ID: AZD049318009
TSD County: 99
Waste Category: Off-specification, aged or surplus inorganics
Disposal Method: Transfer Station
Tons: .3285
Facility County: Orange

Click this hyperlink while viewing on your computer to access
4 additional CA_HAZNET: record(s) in the EDR Site Report.

25
WNW
1/4-1/2
0.399 mi.
2108 ft.

Relative:
Higher

Actual:
384 ft.

CIRTECH BREA
351 THOR PL
BREA, CA 92821

RCRA-SQG **1000139764**
FINDS **CAD054835913**
CA FID UST
HIST UST
HAZNET
EMI
ENVIROSTOR
WDS

RCRA-SQG:
Date form received by agency: 07/08/2002
Facility name: CIRTECH BREA
Facility address: 351 THOR PL
BREA, CA 92821
EPA ID: CAD054835913
Contact: JUAN MARTINEZ
Contact address: 351 THOR PL
BREA, CA 92821
Contact country: US
Contact telephone: (714) 582-0070
Contact email: Not reported
EPA Region: 09
Land type: Private
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: BRAD REESE
Owner/operator address: 351 THOR PL

CIRTECH BREA (Continued) **1000139764**

BREA, CA 92821
Owner/operator country: Not reported
Owner/operator telephone: (714) 582-0070
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 07/08/2002
Facility name: CIRTECH BREA
Classification: Large Quantity Generator

Date form received by agency: 02/28/2002
Facility name: CIRTECH BREA
Site name: TRI-STAR ENGINEERED PRODUCTS INC
Classification: Large Quantity Generator

Date form received by agency: 03/31/2000
Facility name: CIRTECH BREA
Site name: TRI STAR ENGINEERED PRODUCTS INC
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996
Facility name: CIRTECH BREA
Classification: Large Quantity Generator

Date form received by agency: 03/30/1996
Facility name: CIRTECH BREA
Site name: TRI-STAR ENGINEERED PRODUCTS
Classification: Large Quantity Generator

Date form received by agency: 03/23/1994
Facility name: CIRTECH BREA
Site name: TRI-STAR ENGINEERED PROD
Classification: Large Quantity Generator

Date form received by agency: 03/13/1992
Facility name: CIRTECH BREA

CIRTECH BREA (Continued) **1000139764**

Site name: TRI-STAR ENGINEERED PRODUCTS I
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: FR - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 05/12/1992
Date achieved compliance: 04/14/1994
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 04/14/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 05/12/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 04/14/1994
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110002318019

Environmental Interest/Information System

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS WASTE BIENNIAL REPORTER

CA FID UST:
Facility ID: 30000019
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported

CIRTECH BREA (Continued) **1000139764**

SIC Code: Not reported
Facility Phone: 7146711545
Mail To: Not reported
Mailing Address: 351 THOR PL
Mailing Address 2: Not reported
Mailing City,St,Zip: BREA 92621
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HIST UST:
Region: STATE
Facility ID: 00000058833
Facility Type: Other
Other Type: PRINTED CIRCUIT BD.
Total Tanks: 0002
Contact Name: JAMES NATZKE
Telephone: 7146711545
Owner Name: TRI-STAR ENGINEERED PRODUCTS I
Owner Address: 351 THOR PLACE
Owner City,St,Zip: BREA, CA 92621

Tank Num: 001
Container Num: 1
Year Installed: 1981
Tank Capacity: 00001200
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: 4 inches
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: 06
Tank Construction: Not reported
Leak Detection: None

HAZNET:
Year: 2003
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Orange
TSD EPA ID: AZT050010685
TSD County: Orange
Waste Category: Aqueous solution (2 < pH < 12.5) containing reactive anions ...

CIRTECH BREA (Continued) **1000139764**

Disposal Method: Recycler
Tons: 0.06
Facility County: Orange

Year: 2003
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Orange
TSD EPA ID: CAD097030993
TSD County: Orange
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Other
Tons: 0.84
Facility County: Orange

Year: 2002
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Metal sludge (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Disposal, Other
Tons: 0.85
Facility County: Not reported

Year: 2002
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Aqueous solution with metals (< restricted levels and (Alkaline solution (pH >= 12.5) with metals))
Disposal Method: Recycler
Tons: 4.99
Facility County: Not reported

Year: 2002
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133

CIRTECH BREA (Continued) **1000139764**

Gen County: Orange
TSD EPA ID: Not reported
TSD County: 99
Waste Category: Aqueous solution (2 < pH < 12.5) containing reactive anions ...
Disposal Method: Recycler
Tons: 1.14
Facility County: Not reported

Click this hyperlink while viewing on your computer to access
20 additional CA_HAZNET: record(s) in the EDR Site Report.

EMI:

Year:	1987
County Code:	30
Air Basin:	SC
Facility ID:	45162
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	45162
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

ENVIROSTOR:

Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Cypress

CIRTECH BREA (Continued) **1000139764**

Facility ID: 71002460
Site Code: Not reported
Assembly: 55
Senate: 29
Special Program: Not reported
Status: Inactive - Needs Evaluation
Status Date: Not reported
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 33.92322
Longitude: -117.8917
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD054835913
Alias Type: EPA Identification Number
Alias Name: 71002460
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CA WDS:
Facility ID: Santa Ana River 30I017328
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 8
Facility Telephone: 7145820070
Facility Contact: JIM NATZKE
Agency Name: REESE BRAD
Agency Address: 250 E EMERSON
Agency City,St,Zip: ORANGE 92865

CIRTECH BREA (Continued) **1000139764**

Agency Contact:	JUAN MARTINEZ
Agency Telephone:	7149210860
Agency Type:	Private
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

H26 **UNOCAL #6356** **LUST S101631275**
SSW **1200 E IMPERIAL HWY** **CA FID UST N/A**
1/4-1/2 **BREA, CA 92621** **HAZNET**
0.460 mi.
2428 ft. **Site 1 of 2 in cluster H**

Relative:
Lower

Actual:
342 ft.

LUST:

Region:	STATE
Global Id:	T0605901835
Latitude:	33.911344
Longitude:	-117.8872272
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/19/2003
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	TE
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083002640T
LOC Case Number:	95UT008
File Location:	Local Agency Warehouse
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0605901835
Contact Type:	Regional Board Caseworker
Contact Name:	NANCY OLSON-MARTIN
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500

UNOCAL #6356 (Continued) **S101631275**

City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0605901835
Contact Type: Local Agency Caseworker
Contact Name: TAMARA ESCOBEDO
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
City: SANTA ANA
Email: tescobedo@ochca.com
Phone Number: 7144336251

LUST:
Global Id: T0605901835
Action Type: ENFORCEMENT
Date: 03/19/2003
Action: Closure/No Further Action Letter

Global Id: T0605901835
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0605901835
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 95UT008
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 03/19/2003
Case Type: Other Ground Water
Record ID: RO0001438

CA FID UST:
Facility ID: 30011434
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7145292171
Mail To: Not reported
Mailing Address: 911 WILSHIRE BLVD STE 10
Mailing Address 2: Not reported
Mailing City,St,Zip: BREA 92621
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported

UNOCAL #6356 (Continued) **S101631275**

Status: Active

HAZNET:
Year: 2003
Gepaid: CAL000135626
Contact: HAZMAT SPECIALIST
Telephone: 6027284180
Mailing Name: Not reported
Mailing Address: PO BOX 52085
Mailing City,St,Zip: PHOENIX, AZ 850722085
Gen County: Orange
TSD EPA ID: CAD028409019
TSD County: Orange
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Treatment, Tank
Tons: 0.27
Facility County: Orange

Year: 1998
Gepaid: CAL000046628
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: 7144286560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
Mailing City,St,Zip: SANTA ANA, CA 927995376
Gen County: Orange
TSD EPA ID: CAD099452708
TSD County: Los Angeles
Waste Category: Oil/water separation sludge
Disposal Method: Transfer Station
Tons: .4044
Facility County: Orange

Year: 1996
Gepaid: CAL000046628
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: 7144286560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
Mailing City,St,Zip: SANTA ANA, CA 927995376
Gen County: Orange
TSD EPA ID: CAD981696420
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: .4795
Facility County: Orange

Year: 1996
Gepaid: CAL000046628
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: 7144286560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
Mailing City,St,Zip: SANTA ANA, CA 927995376
Gen County: Orange
TSD EPA ID: CAD981696420

UNOCAL #6356 (Continued) **S101631275**

TSD County: Los Angeles
Waste Category: Oil/water separation sludge
Disposal Method: Transfer Station
Tons: .8340
Facility County: Orange

Year: 1995
Gepaid: CAL000046628
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: 7144286560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
Mailing City,St,Zip: SANTA ANA, CA 927995376
Gen County: Orange
TSD EPA ID: CAD981696420
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: .4170
Facility County: Orange

Click this hyperlink while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

H27 **TOSCO - 76 STATION # 6356** **LUST** **S105181191**
SSW **1200 IMPERIAL** **N/A**
1/4-1/2 **BREA, CA 92621**
0.462 mi.
2439 ft. **Site 2 of 2 in cluster H**

Relative:
Lower

Actual:
343 ft.

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083002640T
Local Case Num: 95UT008
Case Type: Other ground water affected
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: CLOS
Funding: Not reported
How Discovered: AG
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605901835
How Stopped Date: 9/9/9999
Enter Date: Not reported
Review Date: Not reported
Prelim Assess: Not reported
Discover Date: 11/14/1994
Enforcement Date: Not reported
Close Date: 3/19/2003
Workplan: Not reported
Pollution Char: Not reported

TOSCO - 76 STATION # 6356 (Continued) **S105181191**

Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	=
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.911344
Longitude:	-117.8872272
MTBE Date:	1/18/2002
Max MTBE GW:	11
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	NOM
Staff Initials:	AD
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	Not reported

I28 **KIRKHILL RUBBER CO** **CERC-NFRAP** **1000270392**
WNW **300 CYPRESS ST** **RCRA-SQG** **CAD008255168**
1/2-1 **BREA, CA 92821** **FINDS**
0.593 mi. **ENVIROSTOR**
3130 ft. **Site 1 of 3 in cluster I**

Relative:
Higher

Actual:
380 ft.

CERC-NFRAP:

Site ID:	0903497
Federal Facility:	Not a Federal Facility
NPL Status:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID:	13051510.00000
Person ID:	9271184.00000
Contact Sequence ID:	13285452.00000
Person ID:	13003854.00000
Contact Sequence ID:	13291047.00000
Person ID:	13003858.00000
Contact Sequence ID:	13296905.00000
Person ID:	13004003.00000

CERCLIS-NFRAP Assessment History:

Action:	DISCOVERY

KIRKHILL RUBBER CO (Continued) **1000270392**

Date Started: Not reported
Date Completed: 12/01/1987
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 11/23/1988
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: Not reported
Date Completed: 11/23/1988
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

RCRA-SQG:
Date form received by agency: 04/11/1983
Facility name: KIRKHILL RUBBER CO
Facility address: 300 CYPRESS ST
BREA, CA 92821
EPA ID: CAD008255168
Mailing address: 300 E CYPRESS AVE
BREA, CA 92621
Contact: ALFRED LAROCHELLE
Contact address: 300 E CYPRESS AVE
BREA, CA 92621
Contact country: US
Contact telephone: (714) 529-4901
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

KIRKHILL RUBBER CO (Continued) **1000270392**

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110000479768

Environmental Interest/Information System

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource

KIRKHILL RUBBER CO (Continued) **1000270392**

Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS WASTE BIENNIAL REPORTER

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated 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. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

ENVIROSTOR:

Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Facility ID:	30300043
Site Code:	Not reported
Assembly:	55
Senate:	29
Special Program:	* CERC2
Status:	Refer: RCRA
Status Date:	09/27/1988
Restricted Use:	NO
Site Mgmt. Req.:	NONE SPECIFIED
Funding:	Not reported
Latitude:	33.92194
Longitude:	-117.8941
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	10060, 10067, 40001, 10195
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD008255168
Alias Type:	EPA Identification Number
Alias Name:	30300043
Alias Type:	Envirostor ID Number

Completed Info:

KIRKHILL RUBBER CO (Continued) **1000270392**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	09/27/1988
Comments:	SITE SCREENING DONE RCRA REGULATED FACILITY, THEREFORE, PENDING STATUS GENERATOR

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Assessment Report
Completed Date:	07/05/1988
Comments:	SELF MONITORING FACILITY MONITORS EFFLUENT DISCHARGE TO NEARBY STORM DRAIN, NPDES PERMIT NO. 0105520, RWQCB SANTA ANA PRELIM ASSESS DONE MEDIUM PRIORITY FOR A SITE INSPECTION BASED ON HISTORICAL DISCHARGES TO THE SOIL SURFACE.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	05/28/1987
Comments:	SITE SCREENING DONE MORE INFO NEEDED MANUFACTURES SYNTHETIC RUBBER.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	08/15/1981
Comments:	FACILITY IDENTIFIED PHONEBOOK SEARCH (1956,1961)

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

I29 **MCGRAW, JAS E & SONS** **ENVIROSTOR** **S101481444**
WNW **320 NORTH ORANGE** **N/A**
1/2-1 **BREA, CA 92621**
0.610 mi.
3222 ft. **Site 2 of 3 in cluster I**

Relative:
Higher

Actual:
385 ft.

ENVIROSTOR:

Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Mmonroy
Division Branch:	Cleanup Cypress
Facility ID:	30330016
Site Code:	Not reported
Assembly:	55
Senate:	29

MCGRAW, JAS E & SONS (Continued) **S101481444**

Special Program: * CERC2
Status: No Further Action
Status Date: 03/21/1988
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 33.91521
Longitude: -117.8993
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: 10008, 10097, 20011, 20012
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 30330016
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 10/28/1994
Comments: DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 03/21/1988
Comments: CITY OF BREA WTR DIVISION: 2 RESERVOIRS LOCATED NEAR FACILITY PRELIM ASSESS DONE NFA: BASED ON AVAILABLE INFO AND HISTORICAL RECORDS, SITE DOES NOT APPEAR TO POSE A HLTH OR ENVR THREAT

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 12/18/1986
Comments: GROUND PHOTOS PHOTOS SHOW WASTE ON THE SITE. DRIVE-BY REQUIRED SITE SCREENING DONE RATIONALE FOR PA: NEED ADDITIONAL INFO.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 03/10/1982
Comments: FACILITY IDENTIFIED DURING DRIVEBY IN AREA FACILITY DRIVE-BY POOR HOUSEKEEPING. RUSTY 55-GAL. DRUMS. BLACK & WHITE POWDER SPILLED ON GROUND. YARD ADJ TO PROPERTY CONTAINS 55-GAL. DRUMS.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

I30 **GORDONS AUTO REPAIR** **ENVIROSTOR** **1000191229**
WNW **318 NORTH ORANGE** **N/A**
1/2-1 **BREA, CA 92621**
0.610 mi.
3223 ft. **Site 3 of 3 in cluster I**

Relative:
Higher

Actual:
385 ft.

ENVIROSTOR:

Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Mmonroy
Division Branch:	Cleanup Cypress
Facility ID:	30750014
Site Code:	Not reported
Assembly:	55
Senate:	29
Special Program:	* CERC2
Status:	No Further Action
Status Date:	03/21/1988
Restricted Use:	NO
Site Mgmt. Req.:	NONE SPECIFIED
Funding:	Not reported
Latitude:	33.92392
Longitude:	-117.8945
APN:	NONE SPECIFIED
Past Use:	VEHICLE MAINTENANCE
Potential COC:	30013, 3002502, 30047, 30067, 30108, 30407
Confirmed COC:	30047-NO,30067-NO,30108-NO,30407-NO,30013-NO,3002502-NO
Potential Description:	SOIL
Alias Name:	30750014
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	10/28/1994
Comments:	DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Assessment Report
Completed Date:	03/21/1988
Comments:	CITY OF BREA WTR DIV: 2 RESERVOIRS NEAR FACILITY. PRELIM ASSESS DONE NFA BASED ON AVAILABLE INFO

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	11/26/1986
Comments:	SITE SCREENING DONE RATIONALE FOR PA: NEED ADDITIONAL INFO.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	03/10/1982

GORDONS AUTO REPAIR (Continued) **1000191229**

Comments:	FACILITY IDENTIFIED ID'D DURING DRIVEBY.ACTIVE SITE
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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31 **BREA OLINDA HIGH SCHOOL** **SCH** **U003785314**
NE **789 WILDCAT WAY** **UST** **N/A**
1/2-1 **BREA, CA 92821** **ENVIROSTOR**
0.963 mi.
5085 ft.

Relative: Higher

Actual: 662 ft.

SCH:

Facility ID:	30820007
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	2.2
National Priorities List:	NO
Cleanup Oversight Agencies:	DTSC
Lead Agency:	DTSC
Lead Agency Description:	* DTSC
Project Manager:	Not reported
Supervisor:	Javier Hinojosa
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404415
Assembly:	55
Senate:	29
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	07/08/2003
Restricted Use:	NO
Funding:	School District
Latitude:	33.9325
Longitude:	-117.8712
APN:	NONE SPECIFIED
Past Use:	* EDUCATIONAL SERVICES
Potential COC:	30015, 30330
Confirmed COC:	30330-NO,30015-NO
Potential Description:	SOIL, SV
Alias Name:	BREA-OLINDA HIGH SCHOOL
Alias Type:	Alternate Name
Alias Name:	BREA-OLINDA UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	BREA-OLINDA USD-BREA OINDA HS
Alias Type:	Alternate Name
Alias Name:	110021717070
Alias Type:	EPA (FRS #)
Alias Name:	404415
Alias Type:	Project Code (Site Code)
Alias Name:	30820007

BREA OLINDA HIGH SCHOOL (Continued) **U003785314**

Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/08/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 04/18/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/25/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 07/10/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Public Participation
Completed Date: 06/23/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/18/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

UST:
Facility ID: 9288
Latitude: 33.93306
Longitude: -117.87188

ENVIROSTOR:
Site Type: School Investigation
Site Type Detailed: School

BREA OLINDA HIGH SCHOOL (Continued) **U003785314**

Acres: 2.2
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Facility ID: 30820007
Site Code: 404415
Assembly: 55
Senate: 29
Special Program: Not reported
Status: No Further Action
Status Date: 07/08/2003
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: School District
Latitude: 33.9325
Longitude: -117.8712
APN: NONE SPECIFIED
Past Use: * EDUCATIONAL SERVICES
Potential COC: 30015, 30330
Confirmed COC: 30330-NO,30015-NO
Potential Description: SOIL, SV
Alias Name: BREA-OLINDA HIGH SCHOOL
Alias Type: Alternate Name
Alias Name: BREA-OLINDA UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: BREA-OLINDA USD-BREA OINDA HS
Alias Type: Alternate Name
Alias Name: 110021717070
Alias Type: EPA (FRS #)
Alias Name: 404415
Alias Type: Project Code (Site Code)
Alias Name: 30820007
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 07/08/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 04/18/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/25/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

BREA OLINDA HIGH SCHOOL (Continued) **U003785314**

Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	07/10/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Public Participation
Completed Date:	06/23/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	02/18/2003
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 36 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BREA	S104569007	BREA REDEVELOPMENT AGENCY	307 BIRCH ST	92821	HAZNET
BREA	S106116034	THOMPSON DRILL SITE	16500 BIRCH ST	92821	Orange Co. Industrial Site, ENVIROSTOR
BREA	1000253679	MOBIL OIL CORPORATION BREA LEASE	BREA BOULEVARD	92821	RCRA-NonGen, FINDS
BREA	S106486982	BREA, CITY OF	BREA BLVD S		SLIC
BREA	S106085350	CITY BREA	3233 N BREA BLVD	92821	HAZNET
BREA	S108542892	BREA, CITY OF	S BREA BOULEVARD		SLIC
BREA	S106486983	CALRESOURCES (BERM MIXING FACILITY	N BREA & TONNER RD		SLIC
BREA	S106486927	CAL RESOURCES OIL LEASES	BREA BLVD		SLIC
BREA	U004021630	CITY OF BREA-STREET RIGHT OF WAY	BREA	92821	UST
BREA	1006804863	OLINDA RANCH	4001 CARBON CANYON RD	92821	RCRA-SQG, FINDS
BREA	U003784926	CAL TRANS	13571 W CENTRAL AVE	92821	UST
BREA	8772	CITY OF BREA, NORTH OF LAMBERT RD,	CITY OF BREA, NORTH OF LAMBERT		ERNS
BREA	S103442622	BREA CITY NO. 2	FIR / LANTANA NW CORNER		WMUDS/SWAT
BREA	S108985877	CITY OF BREA	N/A IMPERIAL HIGHWAY		SLIC
BREA	S106447502	CHEVRON	700 IMPERIAL HWY	92821	LUST
BREA	S110419553		3300 E IMPERIAL HWY	92821	LUST, CHMIRS
BREA	S108985880	CALRESOURCES (BERM MIXING FAC)	INTSCT NW BREA/TONNER ROAD		SLIC
BREA	S106797615	NUEVO ENERGY - TENTATIVE TRACT #16	2700 E LAMBERT RD	92821	ENVIROSTOR
BREA	S111078193	CITY OF BREA	LAT 335625192	92821	HAZNET
BREA	S109442464	ECCU BREA BUSINESS PARK	NEC OF IMPERIAL HWY	92821	NPDES
BREA	S106094229	BREA CARBON CANYON RESERVOIR	1100 N OLINDA DR	92821	HAZNET
BREA	U001576719	BREA PLANT	135 N POMONA		HIST UST
BREA	1009216588	AERA ENERGY LLC BREA UNIT	2000 SITE DR	92821	RCRA-LQG, HAZNET
BREA	91234814	TONNER OFF RAMP TO BREA BLVD	TONNER OFF RAMP TO BREA BLVD		ERNS
BREA	S111211827	BREA HILLS	23664 TONNER CYN		ENF
BREA	A100336836		2000 TONNER CANYON RD	92821	AST
BREA	S105022924	BOY SCOUTS FIRESIDE SCOUT	19001 TONNER CANYON RD	92821	HIST CORTESE
BREA	S106116038	BREA GUN CLUB-STEARNS LEASE	UNK LAMBERT RD & KRAEMER BLVD	92821	Orange Co. Industrial Site
BREA	S103442647	ORANGE COUNTY ROAD WIDENING PR	UNK VALENCIA AVE	92821	WMUDS/SWAT, Orange Co. Industrial Site, WDS
BREA	S107737408	STEARNS FEE PROPERTY	WILDCAT WAY & TONNER CYN	92821	SCH, ENVIROSTOR
BREA	S106541928	FORMER BREA GUN CLUB	ZERO LAMBERT RD & KRAEMER BLV	92821	Orange Co. Industrial Site
COUNTY	S106579405	3 ABBEY LANE	3 ABBEY LN	92821	VCP
FULLERTON	1008194660	PCE INDUSTRY, INC.	458 E. LAMBERT RD.	92835	RCRA-SQG
ORANGE COUNTY	M300003124	VULCAN MATERIALS CO.	IRVINE LAKE (#014)		MINES
ORANGE COUNTY	M300003122	ROBERTSONS READY MIX, INC.	STAR ROCK		MINES
ORANGE COUNTY	M300003123	EL TORO MATERIALS CO.	EL TORO PIT		MINES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 06/07/2012
Date Data Arrived at EDR: 07/05/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 07/05/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 06/07/2012
Date Data Arrived at EDR: 07/05/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 07/05/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 06/07/2012
Date Data Arrived at EDR: 07/05/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 07/05/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/27/2011
Date Data Arrived at EDR: 02/27/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 14

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 08/28/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010
Date Data Arrived at EDR: 01/11/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/13/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 12/28/2011
Date Data Arrived at EDR: 02/27/2012
Date Made Active in Reports: 03/12/2012
Number of Days to Update: 14

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 08/28/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 08/19/2011
Date Data Arrived at EDR: 08/31/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 132

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/15/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/16/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/15/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/16/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/15/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/16/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/15/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/16/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 12/30/2011
Date Data Arrived at EDR: 12/30/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/30/2011
Date Data Arrived at EDR: 12/30/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 04/02/2012
Date Data Arrived at EDR: 04/03/2012
Date Made Active in Reports: 06/14/2012
Number of Days to Update: 72

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 07/02/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 08/06/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 30

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/21/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 08/06/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 30

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/21/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/21/2012
Date Data Arrived at EDR: 05/22/2012
Date Made Active in Reports: 06/21/2012
Number of Days to Update: 30

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/20/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Quarterly

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/28/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 07/19/2012
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 49

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/18/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 07/19/2012
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 49

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/18/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/25/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/16/2012
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/07/2012
Date Data Arrived at EDR: 05/08/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/12/2012
Date Data Arrived at EDR: 05/09/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 62

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/03/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 12/14/2011
Date Data Arrived at EDR: 12/15/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 26

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 59

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 02/07/2012
Date Data Arrived at EDR: 02/17/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 07/19/2012
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/06/2012
Number of Days to Update: 18

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/18/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-327-5092
Last EDR Contact: 07/03/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/07/2012
Date Data Arrived at EDR: 05/08/2012
Date Made Active in Reports: 07/16/2012
Number of Days to Update: 69

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/28/2011
Date Data Arrived at EDR: 11/29/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 42

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 02/07/2012
Date Data Arrived at EDR: 02/17/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 02/28/2012
Date Data Arrived at EDR: 02/29/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 76

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 12/14/2011
Date Data Arrived at EDR: 12/15/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 26

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/12/2012
Date Data Arrived at EDR: 05/02/2012
Date Made Active in Reports: 07/16/2012
Number of Days to Update: 75

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/03/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/12/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

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

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/06/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 30
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/21/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 02/17/2012
Date Data Arrived at EDR: 04/03/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 42
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 07/02/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/25/2012
Date Data Arrived at EDR: 06/25/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 85
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/24/2012
Next Scheduled EDR Contact: 01/07/2013
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/03/2012
Next Scheduled EDR Contact: 10/08/2012
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30
Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 06/11/2012
Date Data Arrived at EDR: 06/14/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 22
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/19/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 07/09/2012
Date Data Arrived at EDR: 07/12/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 56
Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 08/03/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/16/2012
Date Data Arrived at EDR: 06/12/2012
Date Made Active in Reports: 07/16/2012
Number of Days to Update: 34

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/17/2012
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/06/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 30

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/21/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/14/2012
Date Made Active in Reports: 02/21/2012
Number of Days to Update: 7

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/06/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/29/2012
Next Scheduled EDR Contact: 12/17/2012
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/16/2012
Date Data Arrived at EDR: 03/26/2012
Date Made Active in Reports: 06/14/2012
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/27/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/21/2012
Next Scheduled EDR Contact: 09/03/2012
Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/12/2012
Date Data Arrived at EDR: 03/13/2012
Date Made Active in Reports: 04/02/2012
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 06/11/2012
Date Data Arrived at EDR: 06/12/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 24

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/11/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 04/01/2012
Date Data Arrived at EDR: 04/03/2012
Date Made Active in Reports: 06/14/2012
Number of Days to Update: 72

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 07/02/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 03/28/2012
Date Data Arrived at EDR: 05/01/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 24

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 08/03/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 07/19/2012
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 49

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/18/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 07/19/2012
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 49

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/18/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/15/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 08/16/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 09/10/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/01/2012
Date Data Arrived at EDR: 07/24/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 56

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/27/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/27/2012
Date Data Arrived at EDR: 03/14/2012
Date Made Active in Reports: 06/14/2012
Number of Days to Update: 92

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/12/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/28/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 09/08/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 21

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 09/04/2012
Next Scheduled EDR Contact: 12/17/2012
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 09/01/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 131

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 09/20/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/29/2012
Next Scheduled EDR Contact: 10/08/2012
Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/22/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/22/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/27/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 06/21/2012
Next Scheduled EDR Contact: 10/08/2012
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/21/2011
Date Data Arrived at EDR: 07/15/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 60

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/10/2012
Date Data Arrived at EDR: 01/12/2012
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/11/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/23/2011
Date Data Arrived at EDR: 12/13/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 79

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 09/11/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 08/31/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of underground control injection wells.

Date of Government Version: 12/09/2011
Date Data Arrived at EDR: 02/29/2012
Date Made Active in Reports: 04/04/2012
Number of Days to Update: 35

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/19/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/21/2012
Date Data Arrived at EDR: 05/22/2012
Date Made Active in Reports: 06/21/2012
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/20/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/02/2012
Date Data Arrived at EDR: 04/03/2012
Date Made Active in Reports: 06/11/2012
Number of Days to Update: 69

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 07/02/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/24/2012
Next Scheduled EDR Contact: 01/07/2013
Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 01/19/2012
Date Data Arrived at EDR: 01/19/2012
Date Made Active in Reports: 02/21/2012
Number of Days to Update: 33

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 09/24/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/27/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/15/2011
Date Data Arrived at EDR: 08/23/2011
Date Made Active in Reports: 10/03/2011
Number of Days to Update: 41

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 14

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/16/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 19
Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/29/2012
Next Scheduled EDR Contact: 10/08/2012
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34
Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54
Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 11/05/2012
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information
All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 05/24/2012
Date Data Arrived at EDR: 06/05/2012
Date Made Active in Reports: 06/14/2012
Number of Days to Update: 9
Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 08/14/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST
EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/13/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 36
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 02/27/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 41

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 07/02/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Quarterly

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: N/A

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/16/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Varies

FINANCIAL ASSURANCE 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 06/01/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 08/03/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

FINANCIAL ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/23/2012
Date Data Arrived at EDR: 05/24/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 43

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/14/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Varies

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/31/2012
Date Data Arrived at EDR: 06/01/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 60

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/28/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/16/2012
Date Data Arrived at EDR: 07/17/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/17/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Quarterly

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/14/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/16/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 06/01/2012
Date Data Arrived at EDR: 06/12/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 24

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 09/10/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/03/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 06/11/2012
Date Data Arrived at EDR: 06/14/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 22

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/19/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/03/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/08/2012
Number of Days to Update: 34

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/27/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Semi-Annually

Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 04/03/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/08/2012
Number of Days to Update: 34

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/27/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/13/2012
Date Data Arrived at EDR: 06/14/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 22

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/06/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/16/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 09/24/2012
Next Scheduled EDR Contact: 01/07/2013
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/29/2012
Date Data Arrived at EDR: 05/29/2012
Date Made Active in Reports: 06/21/2012
Number of Days to Update: 23

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/16/2012
Next Scheduled EDR Contact: 10/26/2012
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/23/2012
Date Data Arrived at EDR: 07/26/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 42

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/05/2012
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29
Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 09/13/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 12/29/2011
Date Data Arrived at EDR: 02/02/2012
Date Made Active in Reports: 02/21/2012
Number of Days to Update: 19
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/17/2012
Next Scheduled EDR Contact: 11/05/2012
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 07/24/2012
Date Data Arrived at EDR: 07/27/2012
Date Made Active in Reports: 09/14/2012
Number of Days to Update: 49
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/17/2012
Next Scheduled EDR Contact: 11/05/2012
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/12/2012
Date Data Arrived at EDR: 07/23/2012
Date Made Active in Reports: 08/02/2012
Number of Days to Update: 10
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/12/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 07/24/2012
Date Data Arrived at EDR: 07/31/2012
Date Made Active in Reports: 09/14/2012
Number of Days to Update: 45
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 07/23/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/29/2012
Next Scheduled EDR Contact: 12/17/2012
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 12/05/2012
Next Scheduled EDR Contact: 12/17/2012
Data Release Frequency: No Update Planned

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/13/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 24
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/13/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 24
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/13/2012
Date Made Active in Reports: 09/14/2012
Number of Days to Update: 32
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/12/2012
Date Data Arrived at EDR: 06/13/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 23
Source: Placer County Health and Human Services
Telephone: 530-889-7312
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/18/2012
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 49
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/24/2012
Next Scheduled EDR Contact: 01/07/2013
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/18/2012
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/06/2012
Number of Days to Update: 18
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/24/2012
Next Scheduled EDR Contact: 01/07/2013
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/07/2012
Date Data Arrived at EDR: 04/16/2012
Date Made Active in Reports: 05/08/2012
Number of Days to Update: 22
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/13/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/02/2012
Date Data Arrived at EDR: 04/17/2012
Date Made Active in Reports: 05/08/2012
Number of Days to Update: 21
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/13/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/30/2012
Date Data Arrived at EDR: 05/31/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 36
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/13/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010
Date Data Arrived at EDR: 09/15/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 14

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2011
Date Data Arrived at EDR: 11/04/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 39

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/26/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/25/2012
Date Data Arrived at EDR: 06/27/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 34

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/24/2012
Next Scheduled EDR Contact: 01/07/2013
Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 07/09/2012
Date Data Arrived at EDR: 07/16/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 52
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/18/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/19/2012
Date Data Arrived at EDR: 06/20/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 16
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/13/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 06/04/2012
Date Data Arrived at EDR: 06/08/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 28
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 09/04/2012
Next Scheduled EDR Contact: 12/17/2012
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/15/2012
Date Data Arrived at EDR: 05/15/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 10
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/07/2012
Next Scheduled EDR Contact: 11/26/2012
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/18/2012
Date Data Arrived at EDR: 06/21/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 15
Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/13/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/18/2012
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 14

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/13/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 03/31/2012
Date Data Arrived at EDR: 06/29/2012
Date Made Active in Reports: 08/09/2012
Number of Days to Update: 41

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/27/2012
Next Scheduled EDR Contact: 10/15/2012
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/11/2012
Date Data Arrived at EDR: 06/12/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 24

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 09/05/2012
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/30/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 42

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/24/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/03/2012
Next Scheduled EDR Contact: 10/22/2012
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/14/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/28/2012
Date Data Arrived at EDR: 08/02/2012
Date Made Active in Reports: 09/06/2012
Number of Days to Update: 35

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/30/2012
Next Scheduled EDR Contact: 11/12/2012
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 06/27/2012
Date Data Arrived at EDR: 06/29/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 32

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/18/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/29/2012
Date Data Arrived at EDR: 07/09/2012
Date Made Active in Reports: 08/02/2012
Number of Days to Update: 24

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/24/2012
Next Scheduled EDR Contact: 01/07/2013
Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/20/2012
Date Data Arrived at EDR: 08/20/2012
Date Made Active in Reports: 09/20/2012
Number of Days to Update: 31

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/20/2012
Next Scheduled EDR Contact: 12/03/2012
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 10/29/2012
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2012
Date Data Arrived at EDR: 05/09/2012
Date Made Active in Reports: 06/14/2012
Number of Days to Update: 36

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/09/2012
Next Scheduled EDR Contact: 11/19/2012
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/23/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 57

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/19/2012
Next Scheduled EDR Contact: 11/05/2012
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 39

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/23/2012
Next Scheduled EDR Contact: 12/10/2012
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/15/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/18/2012
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BREA CAMPUS
135 SOUTH STATE COLLEGE BOULEVARD
BREA, CA 92821

TARGET PROPERTY COORDINATES

Latitude (North):	33.9203 - 33° 55' 13.08''
Longitude (West):	117.8835 - 117° 53' 0.60''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	418331.5
UTM Y (Meters):	3753476.2
Elevation:	365 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33117-H8 LA HABRA, CA
Most Recent Revision:	1981
East Map:	33117-H7 YORBA LINDA, CA
Most Recent Revision:	1981

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

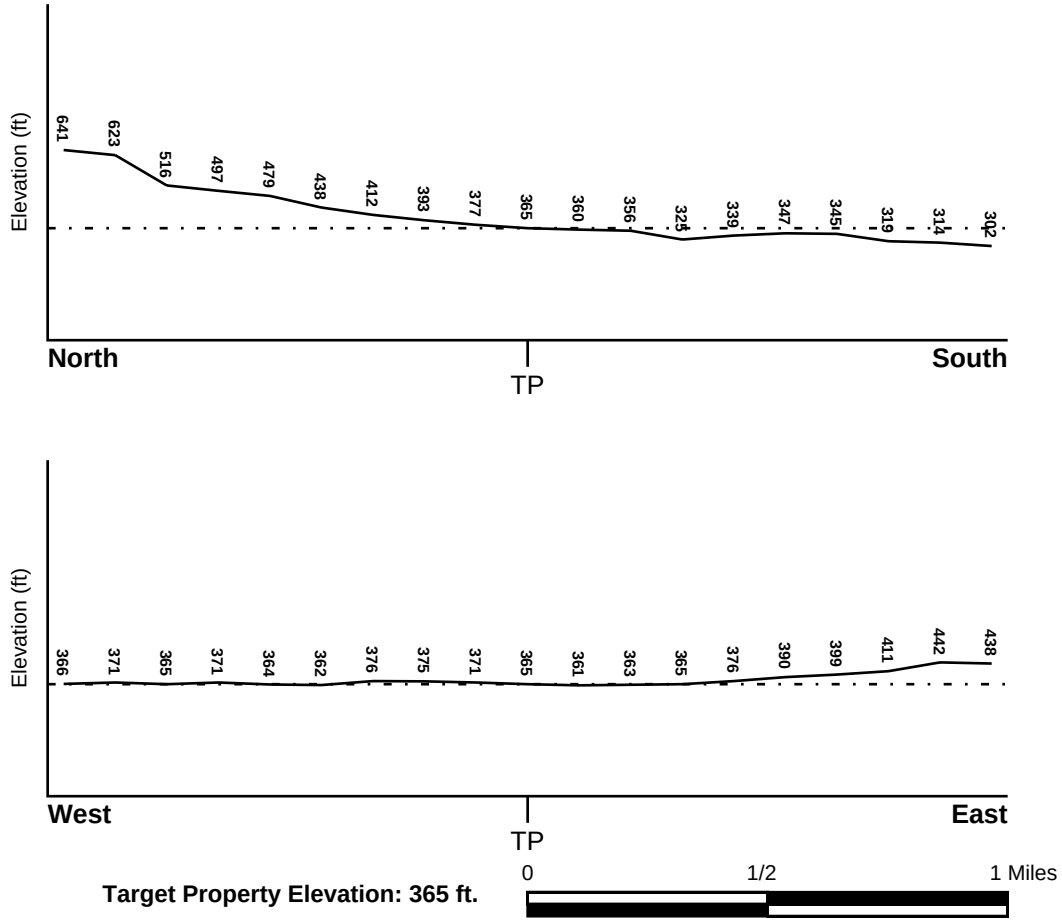
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
ORANGE, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06059C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
LA HABRA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
1	1/4 - 1/2 Mile NW	S, SE
A2	1/2 - 1 Mile WSW	S
A4	1/2 - 1 Mile WSW	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

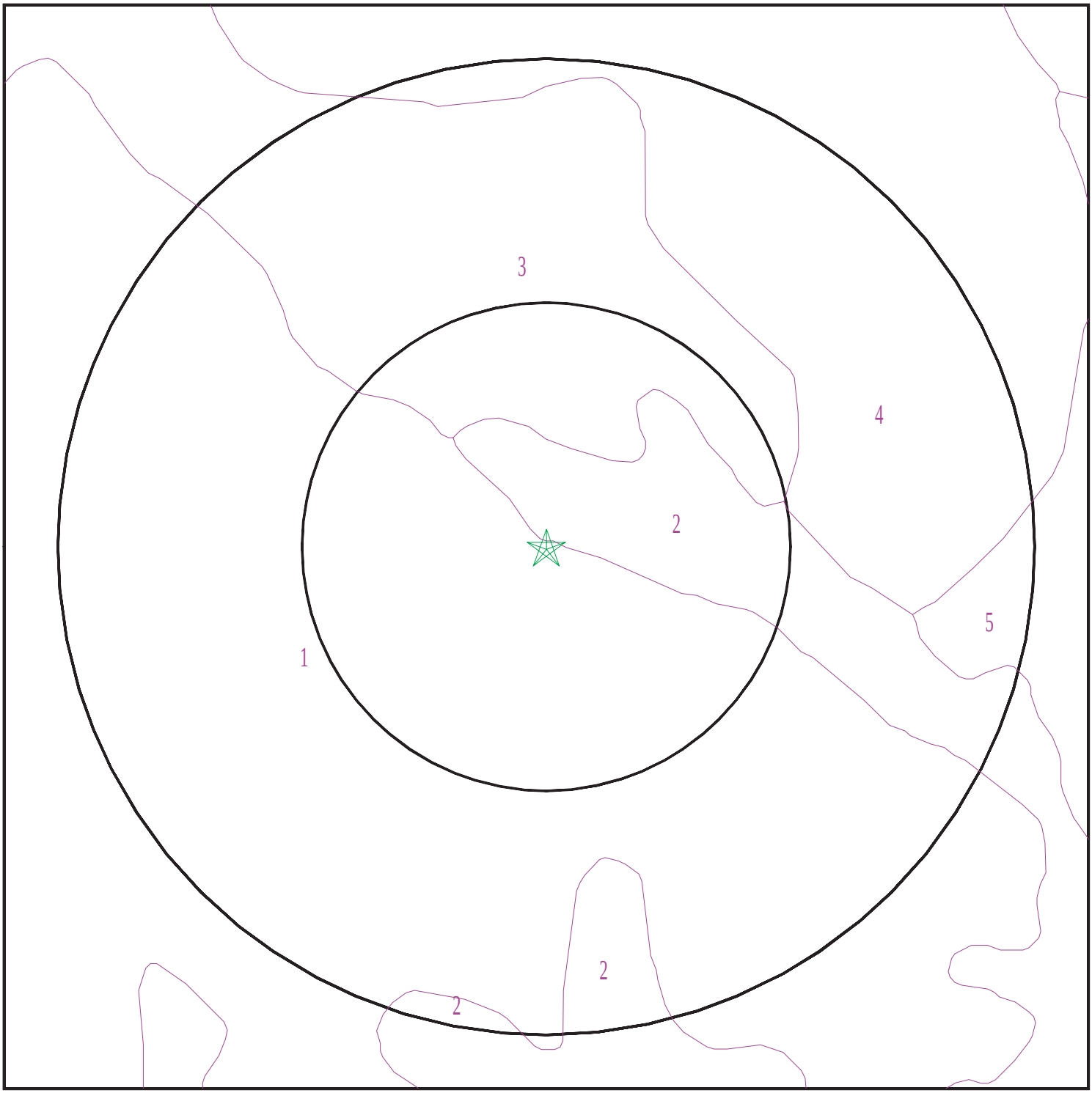
Era:	Cenozoic
System:	Tertiary
Series:	Pliocene
Code:	Tp *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3416162.1s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Brea Campus	CLIENT:	ATC Associates Inc. #52
ADDRESS:	135 South State College Boulevard Brea CA 92821	CONTACT:	Steve Anderson
LAT/LONG:	33.9203 / 117.8835	INQUIRY #:	3416162.1s
		DATE:	September 24, 2012 11:16 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	11 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	18 inches	27 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
4	27 inches	70 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 2

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	11 inches	18 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
3	18 inches	27 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
4	27 inches	70 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 3

Soil Component Name: RINCON

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	clay loam	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	11 inches	27 inches	sandy clay	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	27 inches	59 inches	stratified sandy loam to clay loam	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

Soil Map ID: 4

Soil Component Name: XERORTHENTS LOAMY

Soil Surface Texture: variable

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 89 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	59 inches	variable	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 5

Soil Component Name: SORRENTO

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	11 inches	61 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 7.9
3	61 inches	72 inches	stratified loamy fine sand to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 8.4 Min: 7.9

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A3	CA3010002	1/2 - 1 Mile WSW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

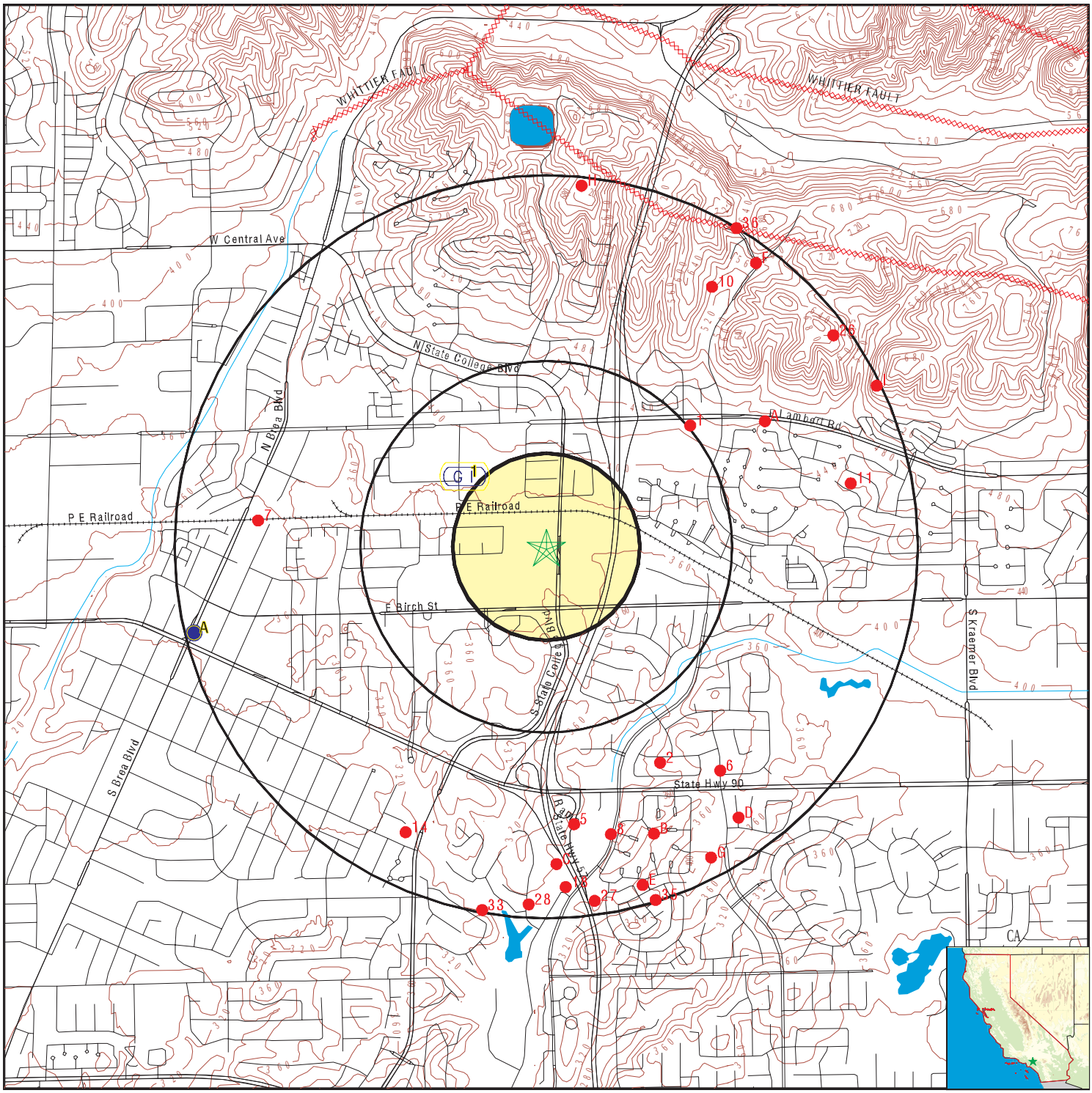
MAP ID	WELL ID	LOCATION FROM TP
1	CAOG80000026019	1/2 - 1 Mile NE
2	CAOG80000025229	1/2 - 1 Mile SSE
A3	CAOG80000026036	1/2 - 1 Mile ENE
A4	CAOG80000026029	1/2 - 1 Mile ENE
5	CAOG80000025146	1/2 - 1 Mile South
6	CAOG80000025220	1/2 - 1 Mile SE
7	CAOG80000025694	1/2 - 1 Mile West
8	CAOG80000025128	1/2 - 1 Mile SSE
B9	CAOG80000025151	1/2 - 1 Mile SSE
10	CAOG80000026423	1/2 - 1 Mile NNE
11	CAOG80000025818	1/2 - 1 Mile ENE
C12	CAOG80000025066	1/2 - 1 Mile South
B13	CAOG80000025096	1/2 - 1 Mile SSE
14	CAOG80000025133	1/2 - 1 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
D15	CAOG80000025169	1/2 - 1 Mile SE
C16	CAOG80000024998	1/2 - 1 Mile South
E17	CAOG80000024999	1/2 - 1 Mile SSE
18	CAOG80000024931	1/2 - 1 Mile South
D19	CAOG80000025161	1/2 - 1 Mile SE
F20	CAOG80000026482	1/2 - 1 Mile NE
G21	CAOG80000025084	1/2 - 1 Mile SSE
E22	CAOG80000024923	1/2 - 1 Mile SSE
E23	CAOG80000024964	1/2 - 1 Mile SSE
G24	CAOG80000025037	1/2 - 1 Mile SSE
H25	CAOG80000026606	1/2 - 1 Mile North
26	CAOG80000026286	1/2 - 1 Mile NE
27	CAOG80000024860	1/2 - 1 Mile South
28	CAOG80000024843	1/2 - 1 Mile South
F29	CAOG80000026470	1/2 - 1 Mile NE
E30	CAOG80000024873	1/2 - 1 Mile SSE
I31	CAOG80000026132	1/2 - 1 Mile ENE
I32	CAOG80000026157	1/2 - 1 Mile ENE
33	CAOG80000024807	1/2 - 1 Mile South
H34	CAOG80000026632	1/2 - 1 Mile North
35	CAOG80000024864	1/2 - 1 Mile SSE
36	CAOG80000026544	1/2 - 1 Mile NNE

PHYSICAL SETTING SOURCE MAP - 3416162.1s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Brea Campus	CLIENT:	ATC Associates Inc. #52
ADDRESS:	135 South State College Boulevard Brea CA 92821	CONTACT:	Steve Anderson
		INQUIRY #:	3416162.1s
LAT/LONG:	33.9203 / 117.8835	DATE:	September 24, 2012 11:16 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

			Database	EDR ID Number
1 **NW** **1/4 - 1/2 Mile** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002759T S, SE 30 80 Not Reported 11/13/1997	**AQUIFLOW**	**64502**
A2 **WSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083000894T S Not Reported Not Reported 47 05/15/1990	**AQUIFLOW**	**67206**

A3
WSW
1/2 - 1 Mile
Lower

FRDS PWS **CA3010002**

PWS ID: CA3010002
Date Initiated: Not Reported Date Deactivated: Not Reported
PWS Name: CITY OF BREA
BREA, CA 92621

Addressee / Facility: Not Reported

Facility Latitude: 33 55 00 Facility Longitude: 117 53 57
City Served: BREA
Treatment Class: Mixed (treated and untreated) Population: 34000

Violations information not reported.

			Database	EDR ID Number
A4 **WSW** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001426T Not Reported 41.58 44.37 Not Reported 09/12/1998	**AQUIFLOW**	**65051**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
NE **OIL_GAS** **CAOG80000026019**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05921546
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Hedley Builders		
Wellnumber:	1	Leasename:	Unknown
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	12	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.925036		
Longitude8:	-117.876757		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	03902	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026019		

2
SSE **OIL_GAS** **CAOG80000025229**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05905092
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	1	Leasename:	Graham-Loftus
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.911864		
Longitude8:	-117.878168		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025229		

A3
ENE **OIL_GAS** **CAOG80000026036**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05907081
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	54	Leasename:	Graham & Loftus
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	12	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.925258		
Longitude8:	-117.873351		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026036		

A4
ENE **OIL_GAS** **CAOG80000026029**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05907082
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	61-12	Leasename:	Graham & Loftus
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	12	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.925149		
Longitude8:	-117.873166		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026029		

5
South **OIL_GAS** **CAOG80000025146**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904933
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Chevron U.S.A. Inc.		
Wellnumber:	5	Leasename:	Anaheim
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.909461		
Longitude8:	-117.882198		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	C5640	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025146		

6
SE **OIL_GAS** **CAOG80000025220**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05905094
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	2	Leasename:	Graham-Loftus
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.911556		
Longitude8:	-117.875353		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025220		

7
West **OIL_GAS** **CAOG80000025694**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05900983
Activewell:	N	Well type:	OG
Wellsymbol:	DH	Confidenti:	Not Reported
Operatorna:	Chevron U.S.A. Inc.		
Wellnumber:	2-1	Leasename:	Brea Community
Blmwell:	N	Countyname:	Orange
Fieldname:	Any Field		
Areaname:	Any Area		
Section :	11	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.921325		
Longitude8:	-117.896996		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	C5640	Cacountyco:	059
Fieldcode:	000	Areacode:	00
Td:	0		
Site id:	CAOG80000025694		

8
SSE **OIL_GAS** **CAOG80000025128**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904931
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Chevron U.S.A. Inc.		
Wellnumber:	3	Leasename:	Anaheim
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.909073		
Longitude8:	-117.88047		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	C5640	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025128		

B9
SSE **OIL_GAS** **CAOG80000025151**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904929
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Chevron U.S.A. Inc.		
Wellnumber:	1	Leasename:	Anaheim
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.909529		
Longitude8:	-117.878439		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	C5640	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025151		

10
NNE **OIL_GAS** **CAOG80000026423**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05907694
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	49	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	12	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.930452		
Longitude8:	-117.875739		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026423		

11
ENE **OIL_GAS** **CAOG80000025818**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05907108
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	50	Leasename:	Naranjal
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	7	Township:	03S
Range:	09W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.922776		
Longitude8:	-117.869243		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000025818		

C12
South **OIL_GAS** **CAOG80000025066**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904828
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Pyramid Oil Company		
Wellnumber:	16	Leasename:	Anaheim Union
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.908174		
Longitude8:	-117.882545		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	P4800	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025066		

B13
SSE **OIL_GAS** **CAOG80000025096**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05905084
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	7	Leasename:	Anaheim Union Water
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.908657		
Longitude8:	-117.878477		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025096		

14
SSW **OIL_GAS** **CAOG80000025133**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904920
Activewell:	Y	Well type:	OG
Wellsymbol:	AP	Confidenti:	Not Reported
Operatorna:	Chevron U.S.A. Inc.		
Wellnumber:	1	Leasename:	Yriarte
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	14	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.909149		
Longitude8:	-117.890087		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	C5640	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025133		

D15
SE **OIL_GAS** **CAOG80000025169**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05905095
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	3	Leasename:	Graham-Loftus
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.909815		
Longitude8:	-117.875044		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025169		

C16
South **OIL_GAS** **CAOG80000024998**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904843
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Pyramid Oil Company		
Wellnumber:	31	Leasename:	Anaheim Union
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.907637		
Longitude8:	-117.883492		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	P4800	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024998		

E17
SSE **OIL_GAS** **CAOG80000024999**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904930
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Chevron U.S.A. Inc.		
Wellnumber:	2	Leasename:	Anaheim
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.90765		
Longitude8:	-117.878984		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	C5640	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024999		

18
South **OIL_GAS** **CAOG80000024931**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904822
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Pyramid Oil Company		
Wellnumber:	10	Leasename:	Anaheim Union
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.907007		
Longitude8:	-117.882589		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	P4800	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024931		

D19
SE **OIL_GAS** **CAOG80000025161**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05905115
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	P-2	Leasename:	Graham-Loftus
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.90963		
Longitude8:	-117.873946		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025161		

F20
NE
1/2 - 1 Mile

OIL_GAS **CAOG80000026482**

Districtnu:	1	Apinumber:	05907693
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	48	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	12	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.931448		
Longitude8:	-117.874328		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026482		

G21
SSE
1/2 - 1 Mile

OIL_GAS **CAOG80000025084**

Districtnu:	1	Apinumber:	05905096
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	4	Leasename:	Graham-Loftus
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.90841		
Longitude8:	-117.875394		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025084		

E22
SSE **OIL_GAS** **CAOG80000024923**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05905083
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	6	Leasename:	Anaheim Union Water
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.906934		
Longitude8:	-117.879937		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024923		

E23
SSE **OIL_GAS** **CAOG80000024964**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05905082
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	5	Leasename:	Anaheim Union Water
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.907225		
Longitude8:	-117.878342		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024964		

G24
SSE **OIL_GAS** **CAOG80000025037**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05905111
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	60	Leasename:	Graham-Loftus
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.907918		
Longitude8:	-117.876173		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000025037		

H25
North **OIL_GAS** **CAOG80000026606**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05906947
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Tonner Hills SSP, LLC		
Wellnumber:	192	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	1	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.934141		
Longitude8:	-117.881766		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	T3280	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026606		

26
NE
1/2 - 1 Mile

OIL_GAS **CAOG80000026286**

Districtnu:	1	Apinumber:	05906912
Activewell:	Y	Well type:	OG
Wellsymbol:	AP	Confidenti:	Not Reported
Operatorna:	Linn Western Operating, Inc.		
Wellnumber:	156	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	7	Township:	03S
Range:	09W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.928562		
Longitude8:	-117.870051		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	L2025	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026286		

27
South
1/2 - 1 Mile

OIL_GAS **CAOG80000024860**

Districtnu:	1	Apinumber:	05904830
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	18	Leasename:	Anaheim Union-B
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.906469		
Longitude8:	-117.881232		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024860		

28
South **OIL_GAS** **CAOG80000024843**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904831
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Pyramid Oil Company		
Wellnumber:	19	Leasename:	Anaheim Union
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.906332		
Longitude8:	-117.884324		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	P4800	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024843		

F29
NE **OIL_GAS** **CAOG80000026470**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05920457
Activewell:	Y	Well type:	OG
Wellsymbol:	AP	Confidenti:	Not Reported
Operatorna:	Linn Western Operating, Inc.		
Wellnumber:	254	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	12	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.931308		
Longitude8:	-117.873023		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	L2025	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026470		

E30
SSE **OIL_GAS** **CAOG80000024873**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904932
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Chevron U.S.A. Inc.		
Wellnumber:	4	Leasename:	Anaheim
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.906559		
Longitude8:	-117.878676		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	C5640	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024873		

I31
ENE **OIL_GAS** **CAOG80000026132**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05906832
Activewell:	Y	Well type:	OG
Wellsymbol:	AP	Confidenti:	Not Reported
Operatorna:	Linn Western Operating, Inc.		
Wellnumber:	73	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	7	Township:	03S
Range:	09W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.926418		
Longitude8:	-117.867957		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	L2025	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026132		

I32
ENE **OIL_GAS** **CAOG80000026157**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05900936
Activewell:	Y	Well type:	OG
Wellsymbol:	AP	Confidenti:	Not Reported
Operatorna:	Linn Western Operating, Inc.		
Wellnumber:	210	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	7	Township:	03S
Range:	09W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.926762		
Longitude8:	-117.868093		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	L2025	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026157		

33
South **OIL_GAS** **CAOG80000024807**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05904826
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	14	Leasename:	Anaheim Union-B
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.906112		
Longitude8:	-117.8865		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024807		

H34
North
1/2 - 1 Mile

OIL_GAS **CAOG80000026632**

Districtnu:	1	Apinumber:	05907674
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Tonner Hills SSP, LLC		
Wellnumber:	197	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	1	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.934665		
Longitude8:	-117.881926		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	T3280	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026632		

35
SSE
1/2 - 1 Mile

OIL_GAS **CAOG80000024864**

Districtnu:	1	Apinumber:	05905085
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	8	Leasename:	Anaheim Union Water
Blmwell:	N	Countyname:	Orange
Fieldname:	Coyote, East		
Areaname:	Any Area		
Section :	13	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.906501		
Longitude8:	-117.878377		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	178	Areacode:	00
Td:	0		
Site id:	CAOG80000024864		

36
NNE **OIL_GAS** **CAOG80000026544**
1/2 - 1 Mile

Districtnu:	1	Apinumber:	05920893
Activewell:	N	Well type:	OG
Wellsymbol:	AB	Confidenti:	Not Reported
Operatorna:	Union Oil Company of California		
Wellnumber:	272	Leasename:	Stearns
Blmwell:	N	Countyname:	Orange
Fieldname:	Brea-Olinda		
Areaname:	Any Area		
Section :	1	Township:	03S
Range:	10W	Basemeridi:	SB
Elevation:	Not Reported		
Locationde:	Not Reported		
Latitude83:	33.932742		
Longitude8:	-117.874587		
Gissourcec:	hud		
Comments:	Not Reported		
Operatorco:	U0200	Cacountyco:	059
Fieldcode:	070	Areacode:	00
Td:	0		
Site id:	CAOG80000026544		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92821	58	1

Federal EPA Radon Zone for ORANGE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

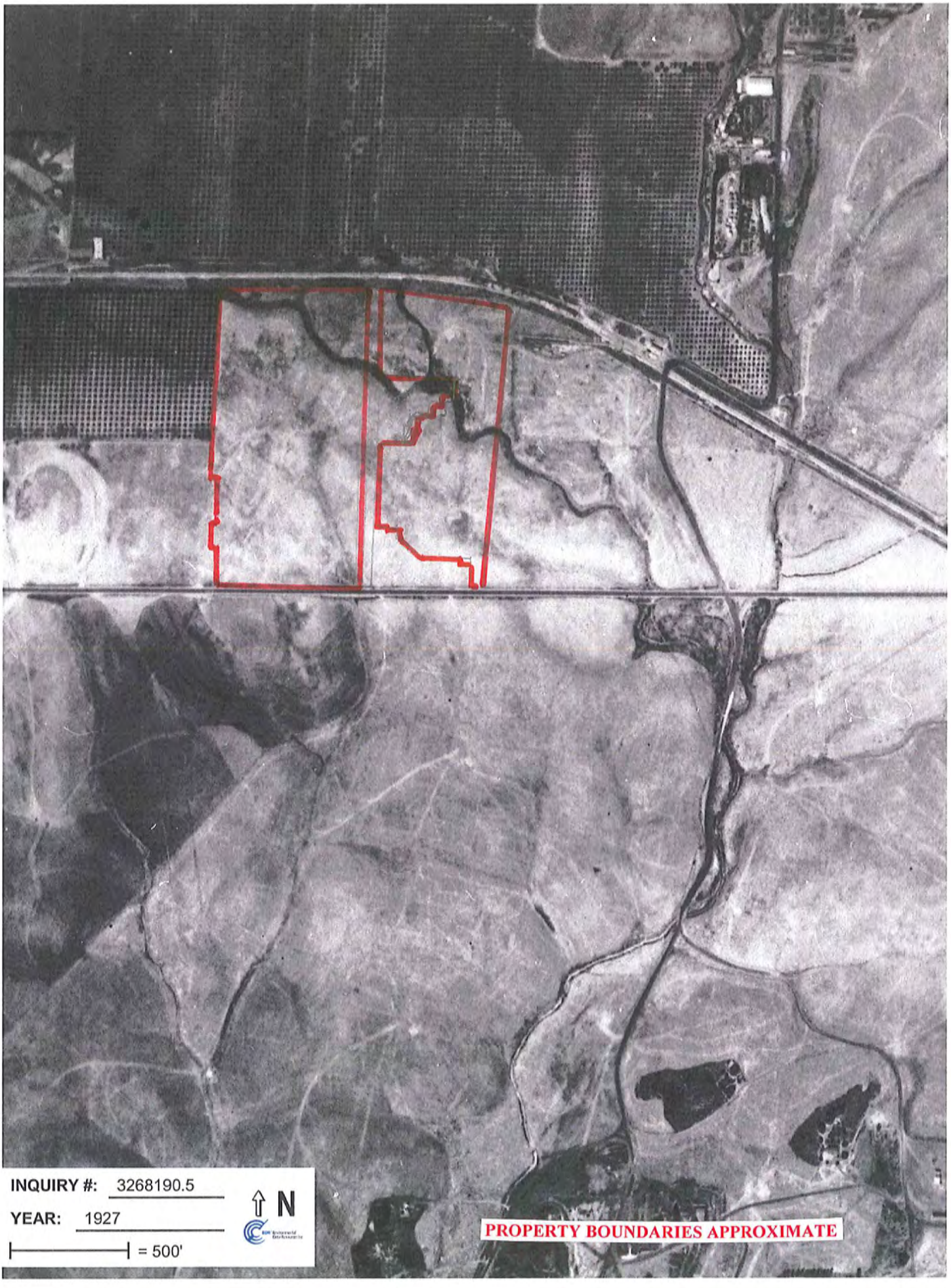
California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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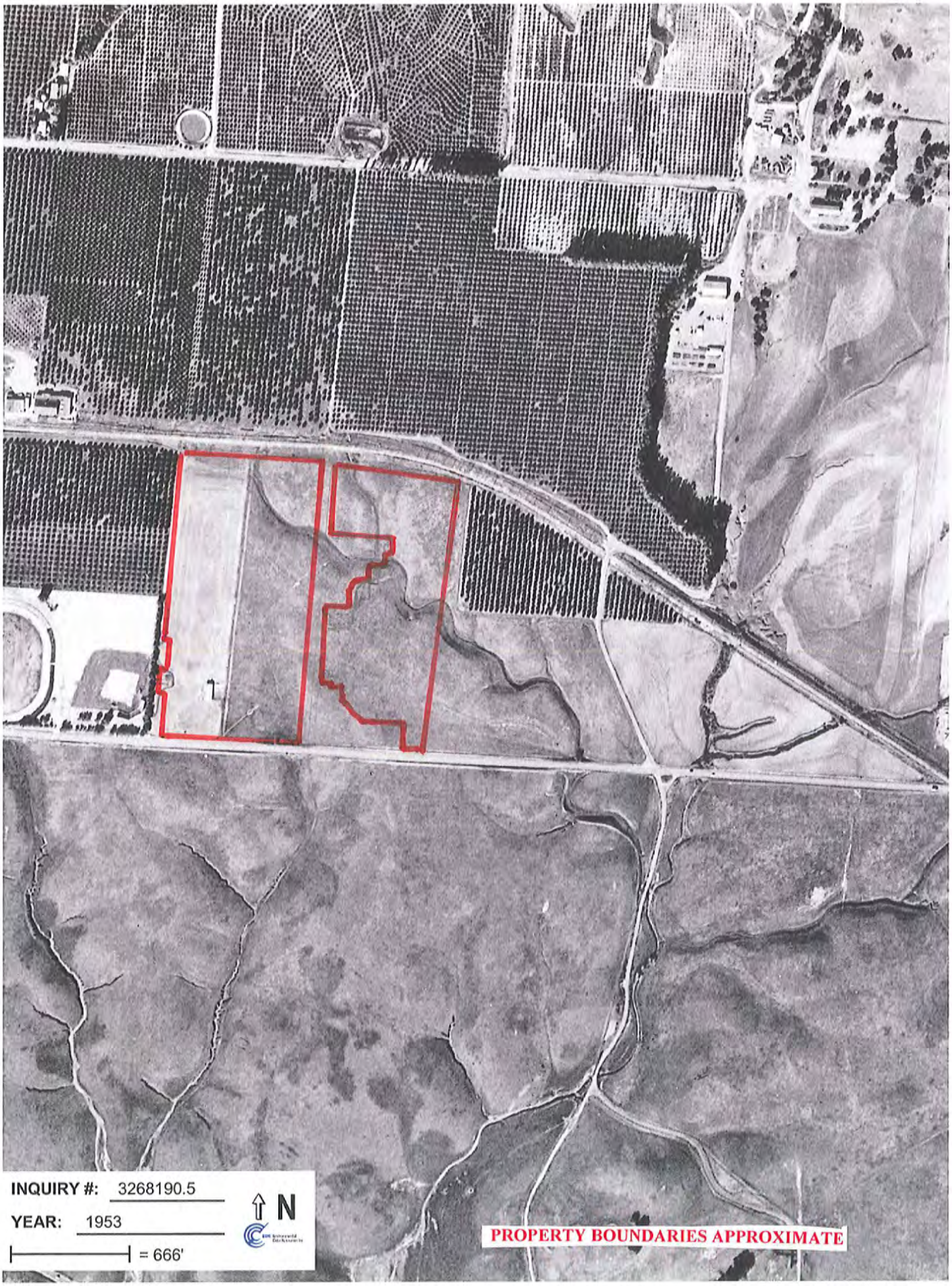
APPENDIX F

AERIAL PHOTOGRAPHS

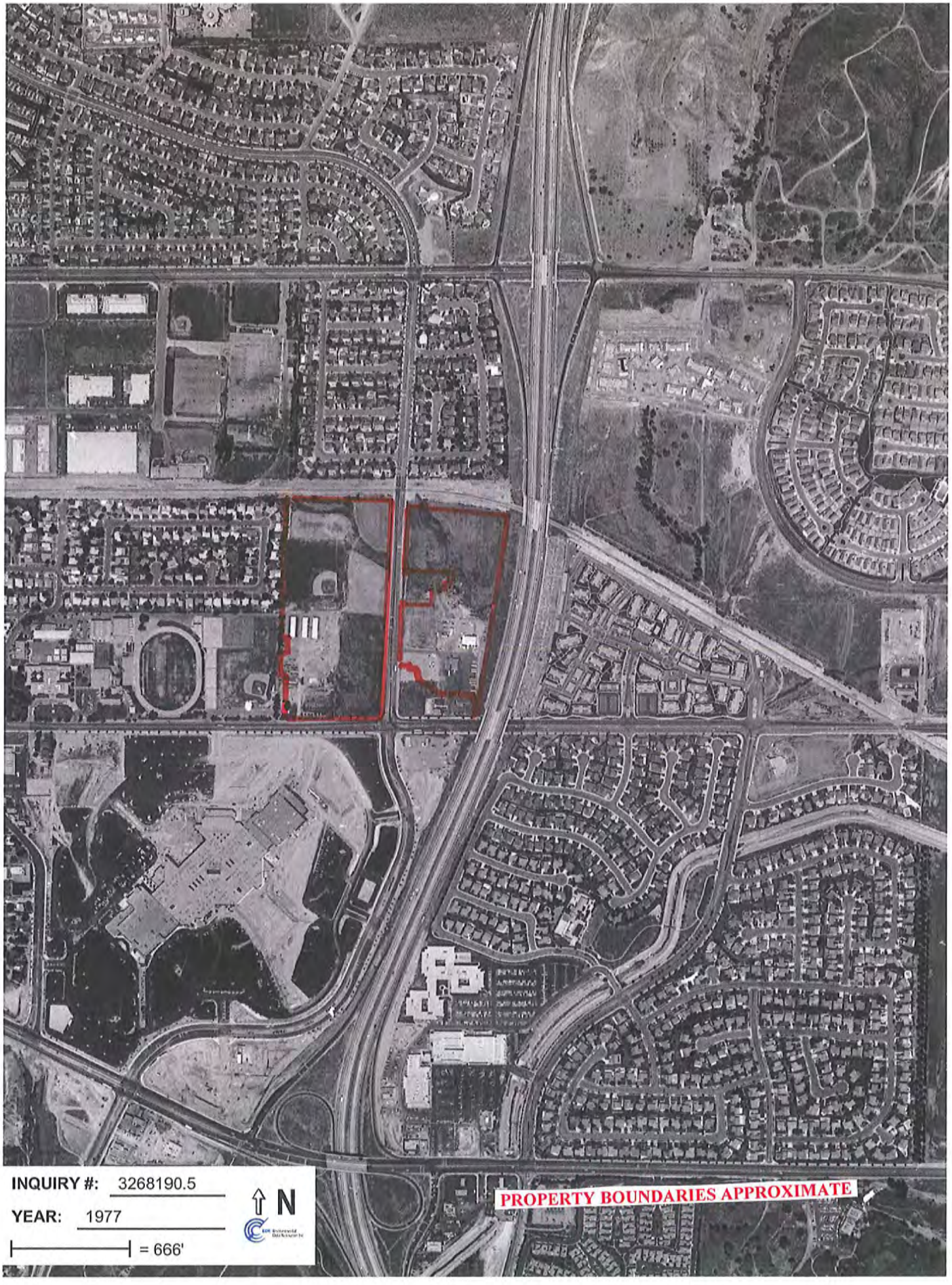

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YEAR: 1927
= 500'
N
PROPERTY BOUNDARIES APPROXIMATE


INQUIRY #: 3268190.5
YEAR: 1938
= 555'
N
PROPERTY BOUNDARIES APPROXIMATE

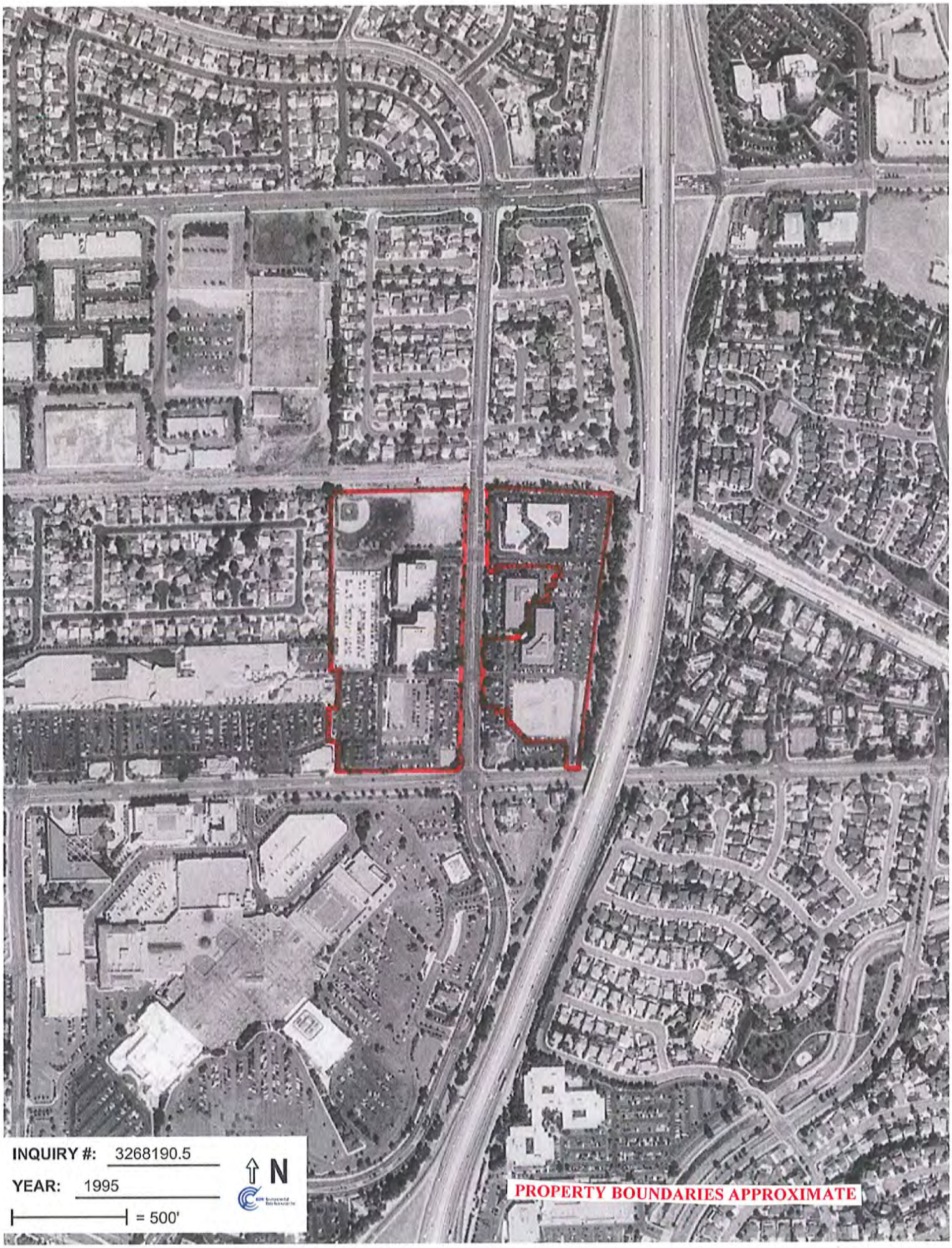

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YEAR: 1947
= 666'
N
PROPERTY BOUNDARIES APPROXIMATE


INQUIRY #: 3268190.5
YEAR: 1953
= 666'
N
PROPERTY BOUNDARIES APPROXIMATE


INQUIRY #: 3268190.5
YEAR: 1968
= 480'
N
PROPERTY BOUNDARIES APPROXIMATE


INQUIRY #: 3268190.5
YEAR: 1977
= 666'
N
PROPERTY BOUNDARIES APPROXIMATE


INQUIRY #: 3268190.5
YEAR: 1990
= 666'
N
PROPERTY BOUNDARIES APPROXIMATE


INQUIRY #: 3268190.5
YEAR: 1995
= 500'
N
PROPERTY BOUNDARIES APPROXIMATE


INQUIRY #: 3268190.5
YEAR: 2005
= 500'
N
PROPERTY BOUNDARIES APPROXIMATE

APPENDIX G

HISTORICAL RESEARCH DOCUMENTATION

Brea Campus
135 S State College Boulevard
Brea, CA 92821

Inquiry Number: 3268190.3
February 29, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

2/29/12

Site Name:
Brea Campus
135 S State College Boulevard
Brea, CA 92821

Client Name:
ATC Associates Inc. #52
25 Cupania Circle
Monterey Park, CA 91755

EDR Inquiry # 3268190.3

Contact: Steve Anderson

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by ATC Associates Inc. #52 were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Brea Campus
Address: 135 S State College Boulevard
City, State, Zip: Brea, CA 92821
Cross Street:
P.O. # 1
Project: 52.75483.0001
Certification # 7CCF-4EFB-BC63

Sanborn® Library search results
Certification # 7CCF-4EFB-BC63

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Brea Campus
135 S State College Boulevard
Brea, CA 92821

Inquiry Number: 3268190.4
February 29, 2012

EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

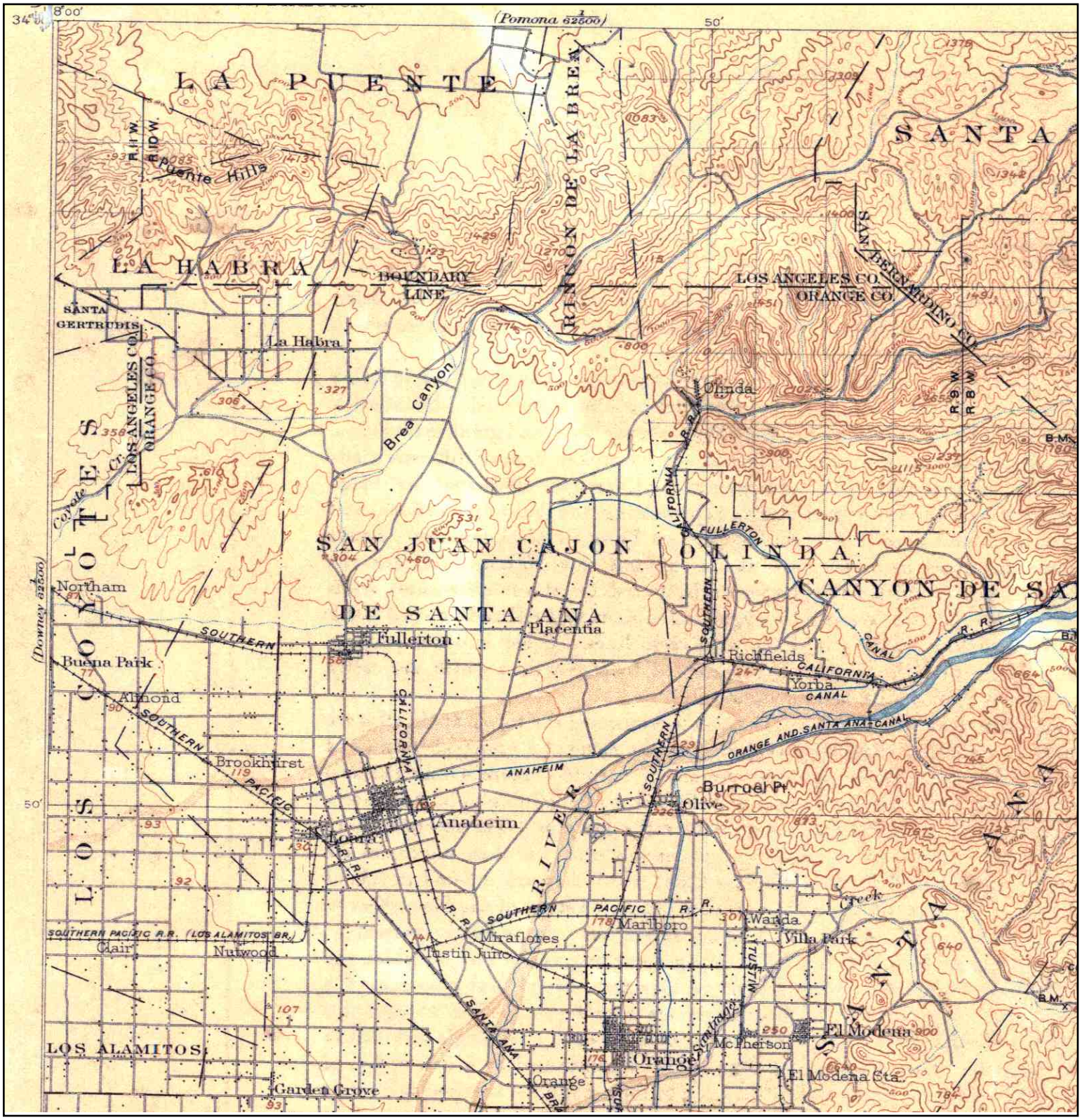
440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Historical Topographic Map



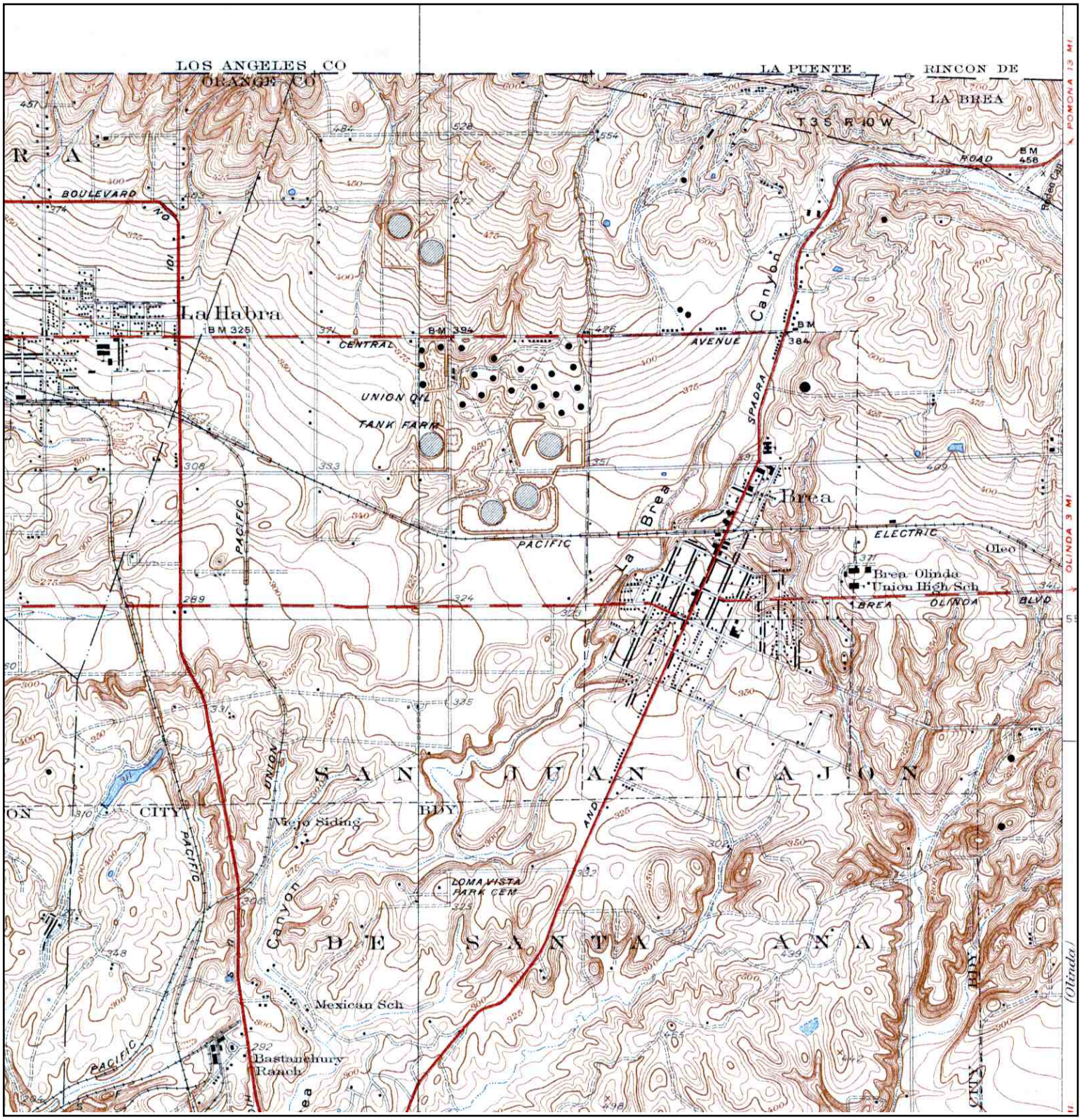
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Historical Topographic Map



N	TARGET QUAD NAME: CORONA MAP YEAR: 1902 SERIES: 30 SCALE: 1:125000	SITE NAME: Brea Campus ADDRESS: 135 S State College Boulevard Brea, CA 92821 LAT/LONG: 33.9199 / -117.8829	CLIENT: ATC Associates Inc. #52 CONTACT: Steve Anderson INQUIRY#: 3268190.4 RESEARCH DATE: 02/29/2012

Historical Topographic Map

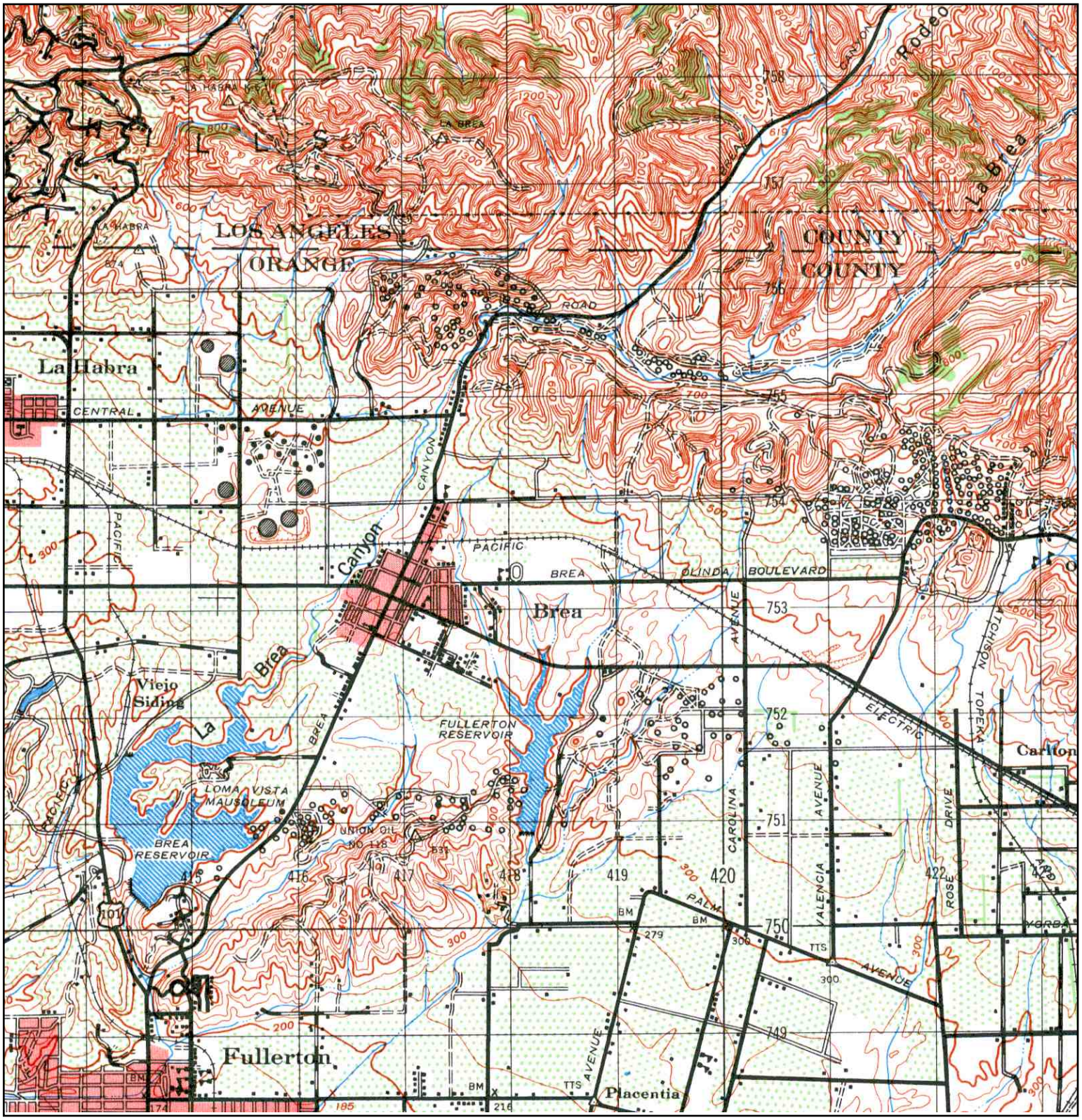


Unsurveyed Area on the Topographic Map

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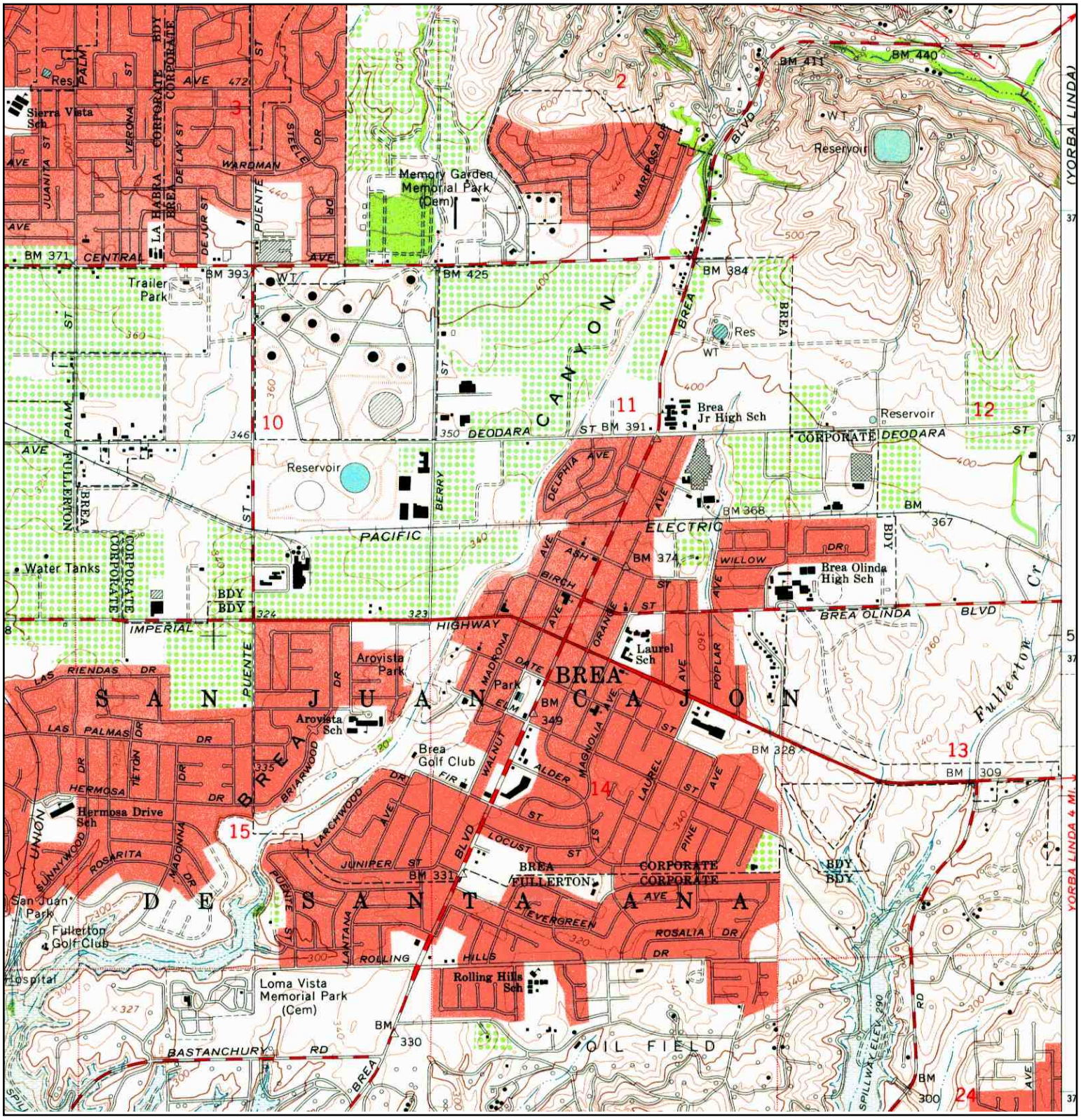
TARGET QUAD		SITE NAME:	Brea Campus	CLIENT:	ATC Associates Inc. #52
NAME:	COYOTE HILLS	ADDRESS:	135 S State College Boulevard	CONTACT:	Steve Anderson
MAP YEAR:	1935		Brea, CA 92821	INQUIRY#:	3268190.4
		LAT/LONG:	33.9199 / -117.8829	RESEARCH DATE:	02/29/2012
SERIES:	7.5				
SCALE:	1:31680				

Historical Topographic Map



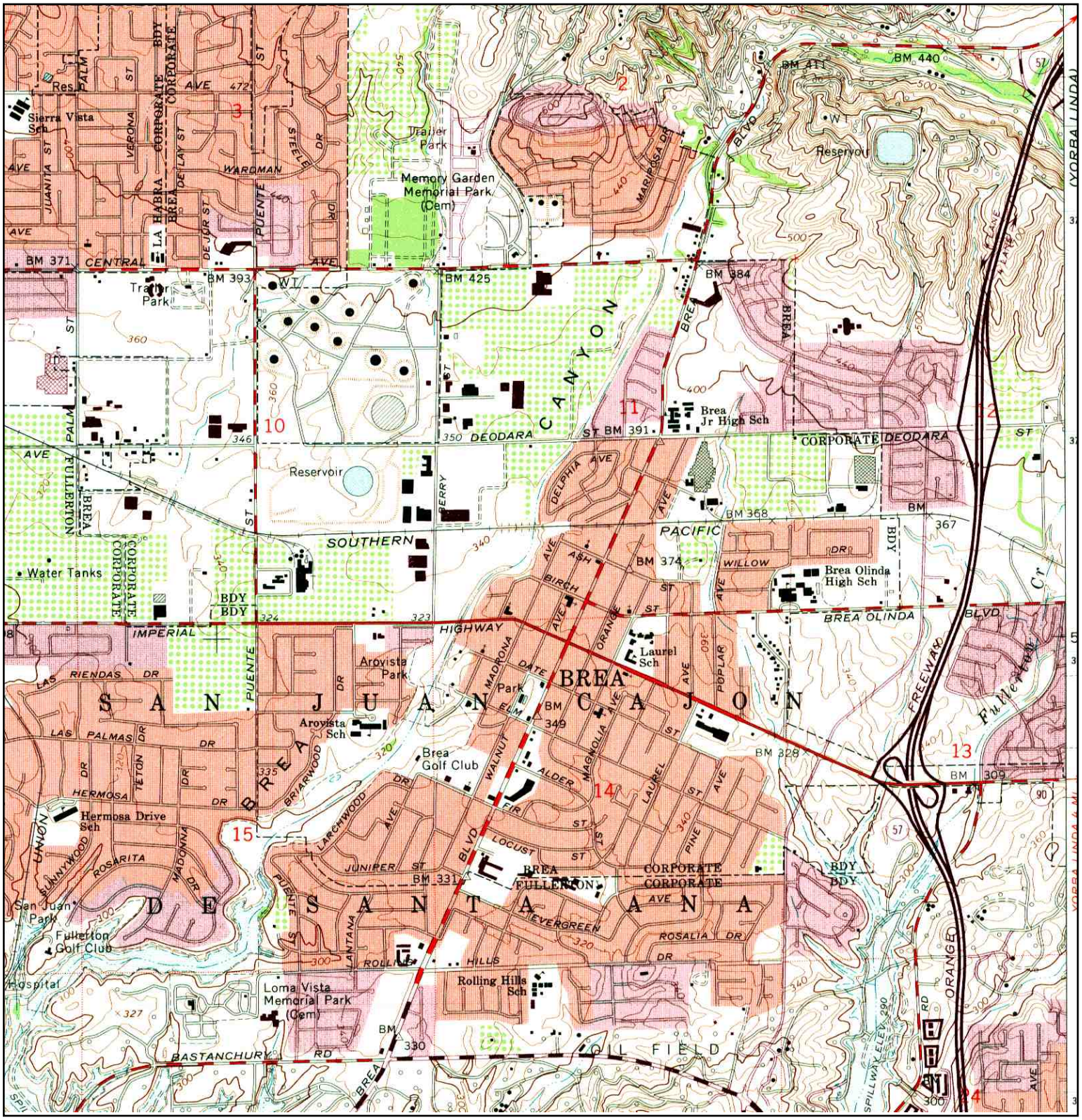
N	TARGET QUAD NAME: ANAHEIM MAP YEAR: 1942 SERIES: 15 SCALE: 1:50000	SITE NAME: Brea Campus ADDRESS: 135 S State College Boulevard Brea, CA 92821 LAT/LONG: 33.9199 / -117.8829	CLIENT: ATC Associates Inc. #52 CONTACT: Steve Anderson INQUIRY#: 3268190.4 RESEARCH DATE: 02/29/2012

Historical Topographic Map



N	TARGET QUAD NAME: LA HABRA MAP YEAR: 1964 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Brea Campus ADDRESS: 135 S State College Boulevard Brea, CA 92821 LAT/LONG: 33.9199 / -117.8829	CLIENT: ATC Associates Inc. #52 CONTACT: Steve Anderson INQUIRY#: 3268190.4 RESEARCH DATE: 02/29/2012

Historical Topographic Map



N	TARGET QUAD NAME: LA HABRA MAP YEAR: 1972 PHOTOREVISED FROM :1964 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Brea Campus ADDRESS: 135 S State College Boulevard Brea, CA 92821 LAT/LONG: 33.9199 / -117.8829	CLIENT: ATC Associates Inc. #52 CONTACT: Steve Anderson INQUIRY#: 3268190.4 RESEARCH DATE: 02/29/2012

APPENDIX H

PRIOR REPORTS



PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF
BREA CAMPUS
100, 120, 135, 140, AND 145
SOUTH STATE COLLEGE BOULEVARD
BREA, CALIFORNIA 92821

ATC PROJECT NO. 052.75483.0001

MARCH 13, 2012

Prepared by:

ATC Associates Inc.
25 Cupania Circle
Monterey Park, California
Phone: (323) 517-9780
Fax: (323) 517-9781

Prepared for:

The Royal Bank of Scotland, plc
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Fax: (203) 873-4852

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1.0 EXECUTIVE SUMMARY

1.1 General Information

Project Information:
Brea Campus

Consultant Information:
ATC Associates Inc.
25 Cupania Circle
Monterey Park, California 91755
Telephone: (323) 517-9780
Fax: (323) 517-9781
E-mail Address: anderson52@atc-enviro.com
Reconnaissance Date: February 27 and 28, 2012
Site Assessor: Steve W. Anderson
Senior Reviewer: Ms. Dawn Merrill

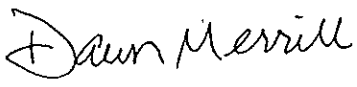
Site Information:
100, 120, 135, 140, and 145 S. State College Blvd.
Brea, California
Orange County
Site Access Contact:
Ms. Joan Kent with MPG Office Trust, Inc.
Telephone: (714) 456-2626
Client Information:
The Royal Bank of Scotland, plc
550 West Jackson Boulevard, Suite 1700
Chicago, Illinois 60661
Telephone: (312) 664-5990
Fax: (203) 873-4852

Environmental Professionals: Steve W. Anderson, Dawn Merrill, William E. Schwake

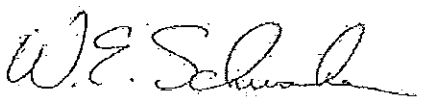
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR part 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.



Steve W. Anderson
Staff Scientist, Environmental Professional



Dawn Merrill, REA
Client Manager, Environmental Professional



William E. Schwake, P.G.
Director, Client Management Services
Corporate Reviewer / Environmental Professional

1.2 Findings and Conclusions Summary

ATC Associates Inc. (ATC) has performed this Phase I Environmental Site Assessment (ESA) of the Brea Campus property located at 100, 120, 135, 140, and 145 South State College Boulevard in Brea, California in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property, except for the following:

FINDINGS AND CONCLUSIONS SUMMARY							
Report Section		No Further Action	De Minimis Condition	Recognized Environmental Condition (REC)	Historical REC	ASTM Non-Scope Condition	Description
4.0	User Provided Information	X					
5.1.1	Federal Database Findings	X					
5.1.2	State and Tribal Database Findings	X		X			See Note 1
5.1.3	Local Environmental Record Sources	X		X			See Note 1
5.3	Historical Records Sources	X					
5.3.4	Recorded Land Title Records	X					
6.2	Hazardous Substance Use, Storage and Disposal						See Note 2
6.3	Underground Storage Tanks	X		X			See Note 1
6.4	Aboveground Storage Tanks	X					
6.5	Other Petroleum Products	X					
6.6	Polychlorinated Biphenyls (PCBs)	X					
6.7	Unidentified Substance Containers	X					
6.8	Nonhazardous Solid Waste	X					
6.9	Wastewater	X					
6.10	Waste Pits, Ponds and Lagoons	X					
6.11	Sumps	X					
6.12	Septic Systems	X					
6.13	Stormwater Management System	X					
6.14	Wells	X					
7.0	Interviews	X					
8.1	Asbestos-Containing Material (ACM)	X					
8.2	Radon	X					
8.3	Lead in Drinking Water	X					
8.4	Lead-Based Paint (LBP)	X					
8.5	Mold Screening	X					
8.6	Additional User Requested Conditions	X					

1) A 4,000-gallon diesel underground storage tank (UST) used to provide fuel for an emergency generator, was formerly located on the property on the eastern side of the current parking garage and to the west of Building 135. The engineering staff at the property estimate that the UST, which belonged to a tenant, The Capital Group, was removed in approximately 2009. The UST does not appear on regulatory agency lists of leaking UST (LUST) sites; however, given that ATC has not observed an agency closure letter or soil sampling data associated with the UST removal, the former UST is tentatively considered to represent a *recognized environmental condition* pending a review of the Orange County Health Care Agency (OCHCA) UST file.

2) Two 55-gallon drums of waste oil/paint mixture and several five-gallon containers of waste gasoline were stored on the property awaiting disposal. Although no indications of a release were observed, these materials were not properly stored within secondary containment. Additionally, the drums were not labeled with hazardous waste labels.

In addition, the following observation was noted with regard to the portion of the north-adjacent railroad right-of-way north of the property buildings at 100 and 120 South State College Boulevard. Soils on this portion of the right-of-way are reportedly impacted with arsenic (historically used by railroads as an herbicide). During the site reconnaissance, a sign was observed from the adjoining sidewalk that read "Danger - Arsenic Work Area - Cancer Hazard – Authorized Personnel Only – No Smoking or Eating – Respirators and Protective Clothing are Required in this Area." The nature of the cleanup activity in this area could not be observed from the property; however, it was noted that temporary fencing had been set up that paralleled the original track line.

Based on several factors including the probability that most of the herbicide would have been applied to the center of the right-of-way where the tracks lay and less, if any, would have been applied to the periphery, the amount of grading and mixing that would have occurred when the subject property was developed, and, with the exception of planters, the fact that the property is completely paved where it adjoins the railroad right-of-way, it is considered unlikely that there is a significant health risk to the property inhabitants associated with the arsenic removal site. The arsenic clean-up on the adjacent right-of-way is considered to be a *de minimis* condition.

1.3 Significant Data Gap Summary

The following is a summary of *significant data gaps* identified in this report.

SIGNIFICANT DATA GAP SUMMARY		
Report Section		**Description**
3.5	**Current Uses of Adjoining Properties**	No *significant data gaps* identified
4.2	**Environmental Liens or Activity and Use Limitations (AULs)**	An environmental lien search report is pending.
5.1	**Standard Environmental Records**	No *significant data gaps* identified.
5.2	**Physical Setting Sources**	No *significant data gaps* identified.
5.3	**Historical Records Sources**	No *significant data gaps* identified.
6.1	**Methodology and Limiting Conditions**	No *significant data gaps* identified.
7.0	**Interviews**	No *significant data gaps* identified.

1.4 Recommendations

Based on information collected from the Phase I ESA, ATC offers the following recommendations for further action:

- The pending UST file review at the OCHCA should be conducted and the findings evaluated for their potential to have impacted the property adversely.

- Hazardous and regulated wastes should be stored within secondary containment with appropriate labels.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I ESA was to identify *recognized environmental conditions* and certain potential environmental conditions outside the scope of ASTM Standard Practice E 1527-05 in connection with the property at the time of the site reconnaissance. This report documents the findings, opinions and conclusions of the Phase I ESA.

2.2 Scope

This Phase I ESA was conducted in accordance with ASTM Standard Practice E 1527-05, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Significant additions, deletions or exceptions to ASTM Standard Practice E 1527-05 are noted below or in the corresponding sections of this report. The scope of this assessment included an evaluation of the following:

- Physical setting characteristics of the property through a review of referenced sources such as topographic maps and geologic, soils and hydrologic reports.
- Usage of the property, adjoining properties and surrounding area through a review of referenced historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews.
- Observations and interviews regarding current property usage and conditions including: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products, hazardous wastes, non-hazardous solid wastes and wastewater.
- Usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties on the property.
- Information in referenced environmental agency databases and local environmental records, within the specified approximate minimum search distance from the property.

The scope of the assessment also included consideration of the following environmental issues or conditions that are beyond the scope of ASTM Standard Practice E 1527-05:

- Mold screening to report the findings of a baseline survey of readily observable mold and conditions conducive to mold on the property identified by limited interview, document review and physical observation and to provide an opinion on whether an identified condition warrants further action. The scope of work for the mold screening was intended to be consistent with ASTM Standard Practice E 2418-06: *Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process*. The scope of work, including potential deviations from the Standard Guide, is described as follows. The interview was limited to one knowledgeable person from property management or engineering staff. The document review was limited to only those relevant documents made readily available to ATC in a timely manner. The physical observations were limited to certain heating,

ventilation and air conditioning (HVAC) system areas and other readily accessible building areas likely to become subject to water damage, plumbing leaks, and flooding. Unless noted otherwise herein, ATC observed the HVAC equipment room(s) and readily accessible mechanical rooms and, in buildings with package units in the ceiling. The mold screening did not include destructive methods of observation. No sampling or laboratory analyses were conducted. The mold screening service as described herein was limited in scope and by the time and cost considerations typically associated with performing a Phase I ESA. No method can guarantee that a hazard will be discovered if evidence of the hazard is not encountered within the performance of the mold screening as authorized and that opinions and conclusions must, out of necessity, be extrapolated from limited information and discrete, non-continuous data points. Unidentified mold or other microbial conditions may exist on the property.

- Asbestos-containing material (ACM), consisting of providing an opinion on the condition of suspect ACM on the property based on visual observation during the site reconnaissance.

- Radon, consisting of the review of published radon data with regard to the potential for elevated levels of radon gas in the surrounding area of the property.

- Lead in drinking water, consisting of contacting the water supplier for information regarding whether or not the potable water provided to the property meets or exceeds drinking water standards for lead.

- Lead-based paint (LBP), consisting of providing an opinion on the potential for LBP based on the construction date of buildings on the property and visual observation of the condition of suspect LBP.

- Wetlands, consisting of a review of a current National Wetlands Inventory map of the surrounding area to note if the property is identified as having a wetland.

- Flood plain, consisting of a review of a reasonably ascertainable flood plain map of the surrounding area to note if the property is identified as being located within a flood plain.

2.3 Significant Assumptions

Any assumptions in this report were not considered as having significant impact on the determination of *recognized environmental conditions* associated with the property.

2.4 Limitations and Exceptions

ATC has prepared this Phase I ESA report using reasonable efforts to identify *recognized environmental conditions* associated with hazardous substances or petroleum products at the property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources.

The ASTM Standard Practice E 1527-05 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

- *Uncertainty Not Eliminated* – A Phase I ESA cannot completely eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with any property.

- *Not Exhaustive* – A Phase I ESA is not an exhaustive investigation of the property and environmental conditions on such property.

- *Past Uses of the Property* – Phase I requirements only require review of standard historical sources at five year intervals. Therefore, past uses of property at less than five year intervals may not be discovered.

Users of this report may refer to ASTM Standard Practice E 1527-05 for further information regarding these and other limitations. This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

ATC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, ATC is not responsible for consequences or conditions arising from facts not fully disclosed to ATC during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless obviously contradicted by ATC's observations or other credible referenced sources reviewed during the assessment. ATC shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

ATC used reasonable efforts to identify evidence of aboveground and underground storage tanks and ancillary equipment on the property during the assessment. "Reasonable efforts" were limited to observation of accessible areas, review of referenced public records and interviews. These reasonable efforts may not identify subsurface equipment or evidence hidden from view by things including, but not limited to, snow cover, paving, construction activities, stored materials and landscaping.

Any estimates of costs or quantities in this report are approximations for commercial real estate transaction due diligence purposes and are based on the findings, opinions and conclusions of this assessment, which are limited by the scope of the assessment, schedule demands, cost constraints, accessibility limitations and other factors associated with performing the Phase I ESA. Subsequent determinations of costs or quantities may vary from the estimates in this report. The estimated costs or quantities in this report are not intended to be used for financial disclosure related to the Financial

Accounting Standards Board (FASB) Statement No. 143, FASB Interpretation No. 47, Sarbanes/Oxley Act or any United States Securities and Exchange Commission reporting obligations, and may not be used for such purposes in any form without the express written permission of ATC.

ATC is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

The Environmental Professional Statement in Section 1.1 of this report does not "certify" the findings contained in this report and is not a legal opinion of such *Environmental Professional*. The *Environmental Professional* Statement is intended to document ATC's opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the *Environmental Professional* were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E 1527-05 and the scope of work for this assessment.

Per ASTM Standard Practice E 1527-05, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility of *recognized environmental conditions* in connection with the property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for *Landowner Liability Protections* (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). ATC makes no representations or warranties regarding a User's qualification for protection under any federal, state or local laws, rules or regulations.

In accordance with the ASTM Standard Practice E 1527-05, this report is presumed to be valid for a six month period. If the report is older than six months, the following information must be updated in order for the report to be valid: (1) regulatory review, (2) site visit, (3) interviews, (4) specialized knowledge and (5) environmental liens search. Reports older than one year may not meet the ASTM Standard Practice 1527-05 and therefore, the entire report must be updated to reflect current conditions and property-specific information.

Other limitations and exceptions that are specific to the scope of this report may be found in corresponding sections.

2.5 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by, The Royal Bank of Scotland, plc, and its successors and assignees, or any of their affiliates; and the agents and advisors, initial and subsequent holders from time to time of any debt and/or debt or other securities secured, directly or indirectly, by any participation interest in any such debt; any indenture trustee, servicer, or other agent acting on behalf of such holders of such debt and/or debt or other securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successors and assigns.

ATC makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling

of data and information related thereto. No other warranties are made to any third party, either expressed or implied. Unless otherwise agreed upon in writing by ATC and a third party, ATC's liability to any third party authorized to use or rely on this report with respect to any acts or omissions shall be limited to a total maximum amount of $100,000.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The property is an irregularly-shaped parcel, approximately 28 acres in area, located at 100, 120, 135, 140, and 145 South State College Boulevard in the City of Brea, California. A legal description was not provided to ATC; however, the property consists of a portion of the southeast quarter of the southwest quarter of Section 12, Township 3 South, Range 10 West, San Bernardino Base and Meridian. The Assessor's Parcel Numbers for the property are 319-331-07, -10, -11, -12, -13, -14, and -15, and 319-332-01, -03, and -04.

3.2 Surrounding Area General Characteristics

The surrounding area is generally level and developed with a mixture of commercial and residential uses. The specific adjacent property uses are discussed in Section 3.5.

3.3 Current Use of the Property

The property is developed with five multi-story office buildings, a parking garage, and associated parking lots. A restaurant and gym are located on the basement level of the building at 135 South State College Boulevard. Portions of the property are undeveloped. A tenant list for each building is included in Appendix L.

3.4 Description of Property Improvements

The following table provides general descriptions of the property improvements.

PROPERTY IMPROVEMENTS	
Size of Property (approximate)	28 acres
Topography of Property	Generally level
Adjoining and/or Access/Egress Roads	State College Boulevard bisects the property from north to south; Birch Street to the south; and the Orange Freeway (State Highway 57) to the east.
Paved Areas (including parking)	Asphalt-paved parking and drive areas adjoining property buildings locally.
Unimproved Areas	A large grassy field is located to the north of the building at 135 South State College Boulevard and a rectangular unpaved lot (a proposed building site) is located to the south of 145 South State College Boulevard.
Landscaped Areas	Lawn and planter areas throughout the property
Surface Water	One small swimming pool and two fountains located at 135 and 145 South State College Boulevard
Potable Water Source	City of Brea
Sanitary Sewer Utility	Orange County Sanitation District
Storm Sewer Utility	City of Brea
Electrical Utility	Southern California Edison
Natural Gas Utility	Southern California Gas
Current Occupancy Status	100-0%; 120-100%; 135-59%; 140-100%; 145-96%

PROPERTY IMPROVEMENTS	
Unoccupied Buildings/Spaces	100 is 100% vacant. Selected suites in 135 and 145 are vacant. 140 is 100% leased, but entirely unoccupied.
Number of Occupied Buildings	Six (including the parking garage)
Geueral Building Description	Office buildings and a parking garage
Number of Floors	100-one with a mezzanine; 120-one with a basement; 135-six with a basement; 140-three with a partial-basement; Parking garage: two levels
Total Square Feet of Space (approximate)	100-15,461; 120-77,005; 135-142,245; 140-72,023; 145-160,216 (rentable)
Construction Completion Date (year)	100-1988; 120-1988; 135-1988; 140-unknown; 145-1986, parking garage-unknown
Construction Type	Steel frame
Interior Finishes Description	All office buildings: Walls: wallboard/joint compound, decorative stone, or ceramic tile; Ceilings: spray-applied acoustical ceiling material (120 only), acoustical ceiling panels or wallboard/joint compound; Floors: resilient floor tile, resilient sheet flooring, ceramic tile, decorative stone, and carpeting. Parking garage (in maintenance office): Wallboard/joint compound walls, resilient sheet flooring or unfinished concrete floors, unfinished concrete ceilings.
Exterior Finishes Description	Decorative stone and glass
Cooling System Type	100: Roof-mounted electric package units; remaining office buildings: circulating chilled water utilizing one or two cooling towers; Parking garage: none.
Heating System Type	100: Roof-mounted natural gas package units; remaining office buildings: circulating warm water; Parking garage: none.
Emergency Power	140-Two diesel-fueled generators with an adjacent diesel aboveground storage tank (AST) are located east of 140 at the property boundary. 135 and 145-each building has one diesel generator with an adjacent diesel AST located in enclosures abutting the parking garage. Remaining buildings: None.

3.5 Current Uses of Adjoining Properties

The current uses of the adjoining properties were observed as follows:

North – Adjacent to the property to the north is an abandoned railroad right-of-way, beyond which are single-family residences.

East – Adjacent to the property to the east is the right-of-way of State Highway 57, beyond which are single-family and multi-family residences.

South – Adjacent to the property to the south of the western portion is Birch Street, beyond which is the Brea Mall (1650 Brea Mall). Adjacent to the south of the eastern portion of the property is, in part, a Claim Jumper restaurant (190 South State College Boulevard) and, in part, Birch Street, beyond which is a multi-tenant dental building (1220 Birch Street).

West – Adjacent the west of the northern portion of the property are single-family residences. Adjacent to the west of the southern portion of the property are two multi-tenant commercial buildings that are part of a shopping center (955 and 985 Birch Street). No tenants of concern were observed.

Center – Centrally located on the property is an unincluded parcel developed with a multi-story office building, the principal tenant of which is Capital Source Bank (130 South State College Boulevard).

None of the adjacent properties were listed on regulatory databases of sites with known or potential environmental concerns. One potential concern not listed on regulatory databases was noted on the portion of the north-adjacent railroad right-of-way north of the property buildings at 100 and 120 South State College Boulevard. Soils on this potion of the right-of-way are reportedly impacted with arsenic (historically used by railroads as an herbicide). During the site reconnaissance, a sign was observed from the adjoining sidewalk that read "Danger - Arsenic Work Area - Cancer Hazard – Authorized Personnel Only – No Smoking or Eating – Respirators and Protective Clothing are Required in this Area." The nature of the cleanup activity in this area could not be observed from the property.

Based on the probability that most of the herbicide would have been applied to the center of the right-of-way where the tracks lay and less, if any, would have been applied to the periphery, the amount of grading and mixing that would have occurred when the subject property was developed, and, with the exception of planters, the fact that the property is completely paved where it adjoins the railroad right-of-way, it is considered unlikely that there is a significant health risk to the property inhabitants associated with the arsenic removal site. The arsenic clean-up on the adjacent right-of-way is considered to be a *de minimis* condition.

4.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by The Royal Bank of Scotland, plc (User) with regard to the Phase I ESA. Documentation may be found in Appendix D or where referenced in this report.

4.1 Title Records

The User provided no title records information.

4.2 Environmental Liens or Activity and Use Limitations (AULs)

The User identified no environmental liens or AULs pertaining to the property.

ATC requested a search for environmental liens and AULs affecting the property from Ameristar Information Network (Ameristar), of Southlake, Texas. The lien search report has not been received as of the time of the preparation of this ESA. If available, a discussion of the report will be included in the final version of this ESA. Otherwise, it will be submitted to the User in an addendum letter. Based on current and former usages of the property as determined from ATC's historical research (see Section 5.3), it is not considered likely that environmental liens or AULs will be identified, and as such, the pending environmental lien report is not considered to be a *significant* data gap. A copy of the lien search report is included in Appendix L.

4.3 Specialized Knowledge

The User identified no specialized knowledge regarding *recognized environmental conditions* associated with the property.

4.4 Significant Valuation Reduction for Environmental Issues

The User provided no information regarding a significant valuation reduction for environmental issues associated with the property.

4.5 Owner, Property Manager and Occupant Information

The User provided no specific information identifying the property owner or occupants. The property Manager (and site contact) was identified as Ms. Joan Kent of MPG Office Trust, Inc.

4.6 Reason for Performing Phase I ESA

The User indicated that this ESA was being performed in connection with a financial transaction involving the property.

4.7 Other User Provided Documents

ATC was not provided with other documents as per ASTM Standard Practice 1527-05.

5.0 RECORDS REVIEW

5.1 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the property. ATC also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the property based on the partial street address, city, or zip code. Any unmappable site that was identified by ATC as being within the approximate minimum search distance from the property based on the site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section. The complete regulatory agency database report may be found in Appendix E.

The following is a summary of the findings of the database review.

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	**Approx. Minimum Search Distance**	**Property Listed?**	**Additional Sites Listed**
Federal National Priorities List (NPL)	1 mile	No	0
Federal Delisted NPL	½ mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	½ mile	No	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	0
Federal RCRIS non- CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0
Federal RCRA Generators	Property & Adjoining	Yes	0
Federal Institutional Control/Engineering Control Registry	Property	No	N/A
Federal Emergency Response Notification System (ERNS) list	Property	No	N/A
State and Tribal NPL [RESPONSE and Bond Expenditure Plan (BEP)]	1 mile	No	0
State and Tribal CERCLIS (ENVIROSTOR)	½ mile	No	2
State and/or Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	0
State and Tribal Leaking Underground Storage Tanks (LUST)	½ mile	No	5
California Spills, Leaks, and Incident Clean-Up (CA SLIC)	½ mile	No	1
State and Tribal Registered Underground Storage Tanks (UST); Historical UST list (HIST UST); Statewide Environmental Evaluation and Planning System (SWEEPS); California Facility Inventory Database (CA FID)	Property & Adjoining	Yes	0

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	**Approx. Minimum Search Distance**	**Property Listed?**	**Additional Sites Listed**
State and Tribal Institutional Control/Engineering Control Registry	Property	No	N/A
Facility and Manifest Data (HAZNET)	Property	Yes	N/A
State and Tribal Voluntary Cleanup Site	½ mile	No	0

5.1.1 Federal Agency Database Findings

The property was listed on the following federal database searched for this ESA.

Lowe Development Corp
145 South State College Boulevard
Brea, California 92821
Distance/Direction-Gradient: Not Applicable (property)
Databases: RCRA Small-Quantity Generator
Regulatory Data Summary: No RCRA violations were reported.
Discussion: Based on the regulatory status, the presence of this former property tenant on the RCRA Small-Quantity Generator list is not considered to represent a concern.

None of the federal databases searched for this assessment had listed sites within their respective search distances of the property.

5.1.2 State and Tribal Database Findings

The property was listed on the following state or tribal databases searched for this ESA.

The Capital Group aka Brea Building Site K Joint Venture
135 South State College Boulevard
Brea, California 92821
Distance/Direction-Gradient: Not Applicable (property)
Databases: CA FID UST, UST, SWEEPS UST, HAZNET
Regulatory Data Summary: The UST, CA FID UST and SWEEPS UST lists indicate that the property had one 4,000-gallon diesel underground storage tank (UST). The property is not listed as a leaking UST (LUST) site. The property appears on the Facility and Manifest Data (HAZNET) listing of sites that generate, or have generated manifested waste. The wastes were described as unspecified organic liquid mixtures, tank bottom waste, waste oil and mixed oil, unspecified solvent mixtures, and photochemicals / photoprocessing wastes.
Discussion: The UST was reportedly removed according to on-site personnel. ATC requested a review of the UST removal file from the Orange County Health Care Agency (OCHCA), but has not yet received a response. Given that the OCHCA file review is pending, ATC has not seen any documentation pertaining to the UST removal such as soil sampling data or a closure letter; therefore, the former UST is tentatively classified as a *recognized environmental condition.* HAZNET does not track violators and the presence of a facility on the this database does not necessarily indicate that a problem exists at that facility. Based on the nature of the wastes generated and the fact that the wastes do not appear to be generated currently (with the exception

of small amounts of waste oil), the HAZNET listing is not considered to represent an environmental concern to the property.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the sites listed in the state or tribal agency databases are considered to represent a likely past, present or material threat of release on the property.

5.1.3 Local Environmental Records Sources

Orange County Health Care Agency (OCHCA)

ATC reviewed environmental databases available online at http://ochealthinfo.com. The property was not listed on any of the OCHCA's online listings, including the UST database. ATC has submitted a request to review any UST documentation pertaining to the property the OCHCA may have, but has not yet received a response. As mentioned previously, the former UST is tentatively considered to represent a *recognized environmental condition.*

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC)

According to the DTSC EnviroStor website, http://www.envirostor.dtsc.ca.gov/public, the DTSC has no files for the property.

Regional Water Quality Control Board (RWQCB)

The RWQCB GeoTracker website, http://geotracker.swrcb.ca.gov, reported that the property was listed as a UST facility, but not as a LUST site. The property was also not listed as a spills, leaks, investigations, and clean-ups (SLIC) site.

South Coast Air Quality Management District (SCAQMD)

According to information contained on the SCAQMD website, http://www.aqmd.gov, various permits, under the name of current and former owners, were listed for emergency generators. All past violations, which were generally for failure to permit the equipment, were in compliance. The information obtained from the SCAQMD did not reveal the presence of *recognized environmental conditions* at the property.

Department of Planning and Zoning

According to the planning link at the City of Brea website, http://www.ci.brea.ca.us, the portion of the property west of State College Boulevard is zoned MU-1 for Mixed Uses and the portion of the property to the east of State College Boulevard is zoned C-C (PD), for commercial planned development.

5.2 Physical Setting Sources

5.2.1 Topography

According to the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map of the *La Habra, California* Quadrangle, the property is located at an approximate elevation of 360 feet above

mean sea level. The area has a predevelopment slope to the southeast. A copy of the topographic map is included in Appendix A.

5.2.2 Geology

The property is located within the La Habra Basin, a shallow alluvial depression between the Coyote Hills and the Puente Hills. The property is situated on Quaternary-aged continental terrace deposits of unknown thickness. These sediments overlie several thousand feet of Tertiary-aged consolidated sedimentary rocks (Morton and Miller, 1981; Orange County Water District, 2009).

5.2.3 Soils

According to the United States Department of Agriculture, Soil Conservation Service publication, *Soil Survey of Orange County and Western Part of Riverside County, California*, dated 1978, the predominant soil type at the property is the Myford Sandy Loam, 2 to 9 percent slopes. Myford soils are moderately well drained and very slowly permeable. They typically have pale brown and pinkish-gray medium acid sandy loam surface layers. The subsurface layers consists of brown medium acid sandy clay overlying medium acid sandy loam. The lower subsoil consists generally of neutral to slightly acid sandy clay loams. Available water capacity is 2.0 to 4.0 inches. The shrink-swell potential is variable and the corrosivity for untreated steel is high.

5.2.4 Hydrology

According to the RWQCB GeoTracker website, http://geotracker.waterboards.ca.gov, the depth to groundwater at a LUST site located 0.52 mile south of the property, ranged between 13.47 and 24.87 feet below ground surface (bgs). The direction of groundwater flow at the property is most likely determined by the topographic gradient and be towards the southeast or south-southeast.

Estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

5.2.5 Other Physical Setting Sources

Flood Plain Map

According to information provided by Federal Emergency Management Agency (FEMA) website, http://www.fema.gov, the property is located in flood zone X, or areas outside of 500-year flood risk. The community/panel number for the Flood Insurance Rate Map for the property is 06059C 0042J and the effective date is December 3, 2009.

A copy of the flood plain map is included in Appendix L.

Wetlands Map

According to the United States Fish and Wildlife Service (USFWS) wetlands mapper website, http://nwi.fws.gov, the nearest designated wetland to the property is a paved stream channel located approximately 0.3 mile southeast of the property. This wetland is not anticipated to impact the property adversely.

A copy of the National Wetlands Inventory map is included in Appendix L.

5.3 Historical Records Sources

The following table summarizes the findings of the research presented below pertaining to historical property and surrounding area uses.

HISTORICAL USE SUMMARY				
Period	Identified Historical Uses		Source(s)	Intervals/Comments
	Property	Surrounding Area		
Prior to 1940	Vacant	Vacant Agricultural	Aerial Photographs Topographic Maps	An 1898 topographic map is the earliest record identified. Data gaps of 24 years (1903-1926) and seven years (1928-1934). No use changes across data gaps.
1940-1960	Vacant	Vacant Agricultural	Aerial Photographs Topographic Map	Data gaps of five years (1948-1952) and ten years (1954-1963). No use changes across data gaps.
1961-1980	Vacant Agricultural Commercial	Vacant Agricultural Residential Commercial Institutional	Aerial Photographs Topographic Maps City Directories	No data gaps. No concerns.
1981 to present	Vacant Agricultural Commercial	Residential Commercial	Aerial Photographs Topographic Map City Directories Building Permits	No data gaps. The property building were completed in 1986 and 1988.

Based on the absence of use changes across data gaps, the identified data gaps are not considered to have a significant impact on the determination of *recognized environmental conditions*.

5.3.1 Aerial Photographs

ATC reviewed available aerial photographs of the property and surrounding areas provided by EDR. Available aerial photographs ranged from 1927 to 2005. The following are descriptions and interpretations from the aerial photograph review.

AERIAL PHOTOGRAPH SUMMARY		
Year	Scale	Comments
1927, 1938, 1947, and 1953	1"=500', 1"=555', 1"=666', and 1"=666', respectively	**Property**: The property is undeveloped and either vacant or under cultivation. A stream channel crosses the northern half of the property. **Surrounding Area**: The adjacent properties on all sides are vacant or under cultivation.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Scale**	**Comments**
1968	1"=480'	**Property:** The property is under cultivation. What appear to be two clusters of farm buildings are located on the southern portion of the property; however, a baseball diamond is located on the west-central portion of the property. **Surrounding Area:** Adjacent to the north, beyond the railroad right-of-way, are single-family residences. The east-adjacent property is under cultivation. The south-adjacent property is either vacant or under cultivation. Adjacent to the west of the northern half of the property are single-family residences. Adjacent to the west of the southern half of the property, is a ball diamond and what appears to be an athletic field.
1977	1"=666'	**Property:** The property is partly under cultivation and partly vacant. What appears to be a cluster of farm buildings is located on the southwest portion of the property; however, a ball diamond is located on the west-central portion of the property. What appear to be two or three commercial buildings are located on the southern half of the eastern portion of the property. **Surrounding Area:** Adjacent to the north, beyond the railroad right-of-way, are single-family residences. The 57 freeway is present to the east, beyond which is a residential development. The south-adjacent property is developed with commercial buildings, including the present-day mall. Adjacent to the west of the northern half of the property are single-family residences. Adjacent to the west of the southern half of the property, is a ball diamond and what appears to be an athletic field.
1990 and 1995	1"=666' and 1"=500', respectively	**Property:** The property is developed with all of the current buildings. A ball diamond is located in the current grassy area at the northwestern corner of the property. Large undeveloped patches are located on the south-central portions of east and west halves of the property. **Surrounding Area:** The adjacent properties are developed essentially as they are currently.
2005	1"=500'	**Property:** The property is developed with all of the current buildings. A portion of the parking lot to the south of the building at 140 South State College Boulevard is unpaved. **Surrounding Area:** The adjacent properties are developed essentially as they are currently.

The review of aerial photographs did not identify past uses indicating *recognized environmental conditions* at the property or surrounding area. Copies of reproducible aerial photographs are included in Appendix F.

5.3.2 Fire Insurance Maps

ATC requested copies of historical Sanborn Fire Insurance Maps (Sanborn Maps) depicting the property and surrounding area from EDR. According to EDR, Sanborn Map coverage of the property is not available. A copy of EDR's "unmapped property" letter is included in Appendix G.

5.3.3 Property Tax Files

According to information on file with the Orange County Assessor, the current owner of those portions of the property lying west of State College Boulevard (APNs 319-331-07, -10, -11, 12, -13, -14, and -15) are owned by the Brea Olinda Unified School District. The Property Manager, Ms. Joan Kent, confirmed

that the buildings on the west side are owned by Maguire Properties-Brea Corp. Place LLC, but they are on a ground lease. The parcels to the east of State College Boulevard (APNs 319-332-01, -03, and -04) are owned by Maquire Properties Brea Financial, LLC. No other owners were listed. The review of tax files did not identify *recognized environmental conditions* at the property.

5.3.4 Recorded Land Title Records

The acquisition of recorded land title records was not required by the scope of work for this Phase I ESA.

5.3.5 Historical USGS Topographic Quadrangles

ATC reviewed available historical USGS Topographic Quadrangles for information regarding past uses of the property. Topographic maps were reviewed for the years 1898, 1902, 1935, 1942, 1964, 1972, and 1981. The 1898 through 1942 map editions depict the property and adjacent parcels as undeveloped or under cultivation, although the north-adjacent railroad track is depicted on the 1935 and 1942 map editions. The 1964 map depicts most of the property as vacant; however, a short length of unpaved road and one building, possibly a dwelling, are shown on the southwestern portion of the property. The west-adjacent residential development is also shown. The north-adjacent parcels are shown as agricultural and vacant. The south-adjacent property is vacant. By 1972, three additional small buildings are located on the southeastern portion of the property. State College Boulevard has been constructed, as has the east-adjacent freeway. The residential development is now shown on the north-adjacent parcels beyond the railroad. The south-adjacent and west-adjacent parcels are unchanged from the 1964 map. The 1981 map edition depicts a few additional small buildings on the southwestern and southeastern portions of the property, and the south-adjacent mall is now shown. The remaining adjacent properties are unchanged from the 1972 map.

The review of historical USGS Topographic Quadrangles did not identify past uses indicating *recognized environmental conditions* at the property or the surrounding area. Copies of topographic maps are included in Appendix G.

5.3.6 City Directories

ATC reviewed historical city directories at the Anaheim Heritage Reading Room. Directories were reviewed for the years 1974, 1980, 1985, 1990, 1995, 2000, and 2009. ATC's findings are summarized as follows.

CITY DIRECTORY SUMMARY	
Year	**Comments**
1974	**Property:** State College Blvd.: Street not listed. **Surrounding Area:** State College Blvd.: Street not listed. Birch Street: 905-Brea Olinda Unified School Dist.
1980	**Property:** State College Blvd.: Street not listed. **Surrounding Area:** State College Blvd.: Street not listed. Birch Street: 905-Brea Olinda Unified School Dist.; 1717-Birchwood Village.
1985	**Property:** State College Blvd.: 140-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 130-Hartford Insurance Group; 190-Rusty Pelican. Birch Street: 905-North Org. OCC Auto; 1220-Professional Educators Financial.

CITY DIRECTORY SUMMARY	
Year	**Comments**
1990	**Property:** State College Blvd.: 120-Campbell Sales Co., Seven 11 Food Div., Southland Corp., Vlassic Foods; 135-Office with numerous tenants; 140-Office Bldg. Numerous tenants; 145-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 130-Hartford Insurance Group; 190-Rusty Pelican. Birch Street: 955-Brea 1-Hour Photo, Heidi's Frzn Yogrt, Magic Rega., Plum Peach Inc., Uniglobe Trvl.; 965-U8 Theaters; 1220-Century 21.
1995	**Property:** State College Blvd.: 100-GE Co. Sales & Svc.; 120-Argonaut Group Ins., Campbell Sales Co., Olympic Temp. Svc., Seven 11 Food Div., Southland Corp.; 135-Amer. Funds Svc., Café Alicia's, Capital Group Inc.; 140-GRE Ins. Grp., Michael's Coffee Shop, Toyota MTR Crdt. Corp.; 145-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 130-Amer. Temp. Svc., Equifax, Loanstar Amer. Inc., Telecredit; 190-Claim Jumper. Birch Street: 955-Numerous commercial tenants; 965-U8 Theaters; 985-Men's Wearhouse; 1220-S.D. Daimstadt DDS.
2000	**Property:** State College Blvd.: 100-People Inc., Roth Staffing Co.; 120-Argonaut Group Ins., Castrol Inc., Olympic Staffing; 135-Café Alicia's; 145-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 190-Claim Jumper. Birch Street: 955-Numerous commercial tenants; 965-U8 Theaters; 985-Men's Wearhouse; 1220-Numerous dental occupants.
2009	**Property:** State College Blvd.: 120-Healthcare Security Svc.; 140-Capital Group Cos.; 145-Office with numerous tenants. **Surrounding Area:** State College Blvd.: 190-Claim Jumper. Birch Street: 955-Numerous commercial tenants; 965-24-Hour Fitness; 985-Multiple commercial tenants; 1220-Numerous dental occupants.

The review of city directories did not identify past uses indicating *recognized environmental conditions* at the property or surrounding areas.

5.3.7 Building Department Records

ATC reviewed historical building department records at the City of Brea Building Department. The initial building permits for construction of the buildings at 100, 120, and 135 State College Boulevard were dated 1986 and finaled in 1988. The initial permit for construction of the building at 145 State College Boulevard was dated 1984 and finaled in 1986. No initial permit for the building at 140 State College Boulevard was observed in the file. A large number of permits for all of the property addresses were on file for routine purposes, but no permits were observed for the parking garage. No building permits were observed for USTs or other features of environmental concern, or that referenced former property uses of concern. The review of building department records did not identify past uses indicating *recognized environmental conditions* at the property.

5.3.8 Zoning/Land Use Records

No historical zoning information was available for the property.

5.3.9 Prior Reports

ATC was not provided with previous environmental reports pertaining to the property.

5.3.10 Other Historical Sources

No other historical sources were reviewed.

6.0 SITE RECONNAISSANCE

The following is a summary of visual and/or physical observations of the property during the site visit. Photographs can be found in Appendix C.

6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of: the property and improvements; adjoining sites as viewed from the property; and, the surrounding area based on visual observations made during the trip to and from the property. Unimproved portions of the property (if any) were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise. ATC did not inspect each tenant space, but instead reviewed only a representative number of floors within each of the buildings. Otherwise, there were no access restrictions encountered at the property. The weather during the site reconnaissance was mostly cloudy and cool. There were no visibility restrictions due to weather conditions.

6.2 Hazardous Substance Use, Storage, and Disposal

ATC conducted the site reconnaissance on February 27, and 28, 2012. ATC reviewed the property for hazardous materials storage and use, as well as indications that such materials may have been spilled or dumped. ATC was accompanied during the property visit by Mr. Curt Hammer, an engineer at the property for approximately five years. For the purposes of this ESA, Mr. Hammer is considered to be the Key Site Manager.

Chemical use on the property consists generally of janitorial supplies, maintenance materials such as paint, and water treatment chemicals. According to Mr. Hammer, the water-treatment chemicals are being phased out of use and replaced with a new system utilizing time-release solid pellets. The new system is in place at buildings 120, 135 and 140. Building 100 had no cooling towers and building 145, according to Mr. Hammer, is not slated to be switched over to the time-release system at this time. The storage of the remaining water-treatment chemicals and other on-site chemical items by area were observed to be as follows:

100 South State College Boulevard: This building is currently 100% unoccupied. No chemical items were observed in this building.

120 South State College Boulevard: This building is 100% leased to Raytheon, a multifaceted company engaged in defense work. No laboratories or physical testing of materials were observed and it appears that Raytheon uses the building for offices or computer applications. One 55-gallon drum and three 5-gallon containers of water-treatment chemicals (slated for removal) were observed on the roof. A cabinet was present on the roof that contained two 5-gallon containers of coil cleaner, one gallon of oil, and a five-gallon container of an unknown material. Two 5-gallon containers of paint were observed inside the building near the roof hatch. No chemicals were observed in the elevator service room, located in the basement. A storage room on the basement level had one 5-gallon container each of paint and adhesive. Janitorial supplies were stored in a small room accessed from a women's restroom. Minor

cleaners were noted under sinks in lunch room areas. No stains or other indications of a release were observed near these storage areas.

135 South State College Boulevard: Three 55-gallon drums and two 5-gallon containers of water-treatment chemicals, along with a 99-pound container of descaler pellets were observed in the chiller room on the roof. These chemicals, as previously noted, are also slated for removal, according to Mr. Hammer. Janitorial supplies were observed in janitorial closets, located inside the men's restrooms. A restaurant is located in the basement level. Soaps and sanitizers are present in the rear areas. No indications of stains or releases were observed in chemical storage areas. The elevator in this building is cable-operated. No chemicals were noted in the elevator service room on the roof.

140 South State College Boulevard: Although still under lease to The Capital Group, this building is completely unoccupied. Nonetheless, three 55-gallon drums and one 5-gallon container of water-treatment chemicals were stored on the roof. Additionally, two 1-gallon containers of oil were observed near two compressors. The elevator service room is located in the partial basement. Stored on the floor there were two empty five-gallon containers of hydraulic oil and a partially empty one-gallon container of general lubricant. No stains were noted near the containers.

145 South State College Boulevard: Three 55-gallon drums and one five-gallon container of water treatment chemicals were observed in the chiller room on the roof. Janitorial supplies were stored in the basement level on shelving. No indications of releases were observed. The elevator in this building is also cable-operated. No chemicals were noted in the elevator service room on the roof.

Parking Garage: The maintenance shop is located at the southern end of the parking garage on the ground floor. The shop consists of several rooms. On entering the shop, the first room to the right contains several work benches and shelves. Various cleaners, lubricants, aerosol cans, and caulk tubes were stored on the shelves. No staining was observed in this room. Across the hallway from this room was a storage area which contained two 55-gallon drums of mixed waste oil and paint. According to Mr. Hammer, the waste oil is generated from activities such as compressor maintenance. The waste drums were not stored within secondary containment, but no indications of releases were observed. Located along the eastern exterior side of the parking garage are several enclosures. One of these enclosures contained an empty 110-gallon polyethylene aboveground storage tank (AST) and seven partially empty five-gallon containers of gasoline. Reportedly, this is fuel that had been contaminated with water in some manner and was awaiting proper disposal.

Exterior areas of the property were reviewed. No indications of stains or vegetative stress suggestive of the release of hazardous materials was observed on the property.

As mentioned previously, two 55-gallon drums of a waste oil/paint mixture and five-gallon containers of waste fuel were observed on-site. According to Mr. Hammer, the building complex has no standard hazardous waste disposal vendor. Whenever wastes need to be disposed, the maintenance staff call around for the best price. It is not known which firm removed the waste on the previous occasion, or when it was last removed.

6.3 Underground Storage Tanks (USTs)

ATC did not observe visual or documentary evidence of current USTs on the property. According to Mr. Hammer, one diesel UST, reportedly 4,000-gallons in size (per EDR), was located along the eastern

exterior side of the parking garage. This UST provided fuel for an emergency generator formerly operated by a tenant, The Capital Group, located in one of the enclosures alongside the parking garage. Mr. Hammer estimated that the UST was removed approximately three years ago. Since the UST belonged to the former tenant, rather than the property ownership, a copy of the UST removal report was not available for ATC's review at the time of the site reconnaissance. ATC noted that an old decal indicating that the UST met the 1998 upgrade requirements was still posted in the area. ATC requested a review of the UST file from the OCHCA, but has not yet received an appointment. Although the property and associated UST are not listed on regulatory databases of LUST sites, based on the fact that ATC has not seen any documentation pertaining to the UST removal such as soil sampling data or a closure letter, the former UST is tentatively classified as a *recognized environmental condition.*

6.4 Aboveground Storage Tanks (ASTs)

Several emergency generators and associated fuel ASTs are located on the property. One enclosure located along the eastern property line, directly east of the building at 140 South State College Boulevard, contained two generators and one 1,000-gallon diesel AST. According to Mr. Hammer, the generators and AST belong to the building lessee, The Capital Group. The AST is composed of double-walled steel and no indications of a release were observed.

Two additional generators with smaller ASTs are present on the property. These generators and their ASTs were observed in enclosures located along the eastern side of the parking garage. The sizes of the ASTs were not discernible, although they are estimated not to exceed 250 gallons each. No stains or floor drains were observed near either AST.

Based on the absence of any indications of a release, the ASTs are not considered to represent an environmental concern to the property.

6.5 Other Petroleum Products

Apart from where already noted in Section 6.2, ATC did not observe the use, storage or disposal of other petroleum products on the property.

6.6 Polychlorinated Biphenyls (PCBs)

At least five pad-mounted SCE transformers were observed variously around the property. No obvious indications of leaks or damage was observed in connection with the property transformers. Based on the age of the property improvements (1986 and 1988), is unlikely that the on-site transformers contain PCBs. However, SCE would be responsible for the clean-up of any PCB impacts resulting from a leak from one of their transformers.

Another potential source of PCBs is the ballasts of fluorescent lights. Fluorescent lighting is present throughout the property buildings. Based on the age of the property improvements (1986 and 1988), it is unlikely that PCB-containing ballasts are present. During the course of normal maintenance, ballasts should be inspected for labeling indicating their PCB content. In general, any ballast not specifically labeled as not containing PCBs is presumed to contain them and will require special disposal practices when eventually discarded.

PCBs have also been used as an additive in hydraulic fluid. Hydraulic elevators are present in 120 and 140 South State College Boulevard. Additionally, one small exterior hydraulic lift is located at 120 South State College Boulevard. No staining was observed with the hydraulic lifts. Based on the age of the property improvements (1986 and 1988), it is unlikely that the hydraulic oil in use with the lifts contains PCBs.

6.7 Unidentified Substance Containers

Apart from one 5-gallon container located in a cabinet on the roof of 120 South State College Boulevard, the label of which could not be seen, ATC did not observe the presence of unidentified substance containers on the property.

6.8 Nonhazardous Solid Waste

Nonhazardous wastes generated at the property consist of typical municipal refuse. Dumpsters are located in enclosures variously on the property. The trash removal firm is Brea Disposal, which, according to Mr. Hammer, empties the dumpsters five days per week.

One in-ground grease trap is located on the southern side of the building at 140 South State College Boulevard. This grease trap formerly served a restaurant (now vacant) located on the first floor of the building.

Another restaurant is located on the basement level of 135 South State College Boulevard. This restaurant has a smaller grease trap beneath the sink; however, the employee could not identify which firm removes the cooking grease or the frequency of removal. The generation of waste cooking grease is not considered to represent an environmental concern to the property.

6.9 Waste Water

Apart from municipal sewage and storm water runoff, no aqueous waste streams are generated at the property.

6.10 Waste Pits, Ponds and Lagoons

ATC did not observe evidence of waste pits, ponds or lagoons on the property.

6.11 Sumps

One storm water sump is located behind each of the buildings at 135 and 145 South State College Boulevard. The basement levels of each of these buildings are below grade, but not buried and are exposed to open air and weather. The sumps are not considered to represent an environmental concern to the property.

6.12 Septic Systems

ATC did not observe evidence of a septic system on the property.

6.13 Storm Water Management System

Storm water is conveyed from roofs by interior drains that discharge to the surrounding pavement. Storm runoff in parking and drive areas is conveyed by sheetflow and concrete drainage swales to the adjoining streets where it flows along the gutters to the nearest municipal storm drain. Storm water falling on unpaved areas would be expected to percolate directly to the unpaved soils.

6.14 Wells

ATC did not observe evidence of wells on the property.

7.0 INTERVIEWS

The following persons were interviewed to obtain information regarding *recognized environmental conditions* in connection with the property:

INTERVIEW SUMMARY				
Role	**Name**	**Title/Company**	**Years Assoc. With Property**	**Interview Type**
Site Escort	Mr. Curt Hammer	Engineer / Able Engineering	Five	In person
Property Manager	Ms. Joan Kent	General Manager / MPG Office Trust, Inc.	Five	By telephone and e-mail

Not included in this listing are those governmental employees that were contacted solely for the purpose of retrieving public information pertaining to the property and who would not be expected to have first-hand knowledge of *recognized environmental conditions* at the property.

Pertinent information from the interviews is discussed in applicable sections of this report with details (including failed attempts to interview, if any) documented on Record of Communication forms in Appendix J.

8.0 OTHER ENVIRONMENTAL CONDITIONS

8.1 Asbestos-Containing Material (ACM)

Suspect ACM observed at the property included wallboard/joint compound, resilient floor tile, resilient sheet flooring, flooring mastics, spray-applied fireproofing, cove base and cove base mastic, and roofing materials. Based on the age of the property improvements (circa 1986-1988), it is unlikely that ACM is present at the property buildings, with the possible exception of roofing materials. All suspect ACMs appeared to be in good condition. Prior to any renovation or demolition activity, an asbestos survey should be conducted of all suspect ACMs likely to be disturbed.

8.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The EPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

ATC's review of published radon data indicates that the property is located in a county designated by the EPA as Zone 3. Zone 3 areas have a predicted radon concentration of less than or equal to 2.0 pCi/L. According to statistical data provided by EDR, an EPA survey of 30 sites in Orange County revealed none with radon concentrations in excess of 4.0 pCi/L. In addition, a state survey of 58 sites located within the same zip code as the property revealed one site with radon concentrations in excess of 4.0 pCi/L. Based on these statistics and the non-residential use of the property, radon is not considered to represent an environmental concern at the property and no additional investigations are recommended at this time.

8.3 Lead in Drinking Water

According to a 2011 annual water quality report, the potable water supplied to the property meets or exceeds all drinking water standards, including those for lead. Based on the fact that the water supplied to the property is from the municipality, lead in drinking water testing was not conducted for this Phase I ESA.

8.4 Lead-Based Paint (LBP)

Based on the age of the property improvements, it is unlikely that LBP has been used on the property in the past. All painted surfaces appeared to be in good condition.

8.5 Mold Screening

ATC conducted a screening survey for mold conditions at the property. The screening consisted of limited interview, document review (if applicable) and physical observation.

ATC spoke with Mr. Curt Hammer, Engineer at the property for approximately five years. Mr. Hammer indicated that there have been occasional roof leaks but these were repaired. No specific dates were indicated. Mr. Hammer could not recall other instances of significant water-intrusion events within the

time he has been associated with the property. Furthermore, Mr. Hammer could not recall previous mold occurrences at the property or prior surveys for mold. Accordingly, there was no mold-related documentation available to review by ATC.

During the site reconnaissance, ATC observed no indications of mold or water intrusion conducive to mold growth.

8.6 Additional User Requested Conditions

There were no additional User-requested conditions researched for this assessment.

9.0 REFERENCES

American Society for Testing and Materials, ASTM Designation E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, November 2005.

American Society for Testing and Materials, ASTM Designation E 2418-06: *Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process*, March 2006.

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Federal Emergency Management Agency website, http://www.fema.gov.

MPG Office Trust, Inc., Mr. Curt Hammer, personal communication.

MPG Office Trust, Inc., Ms. Joan Kent, personal communication.

Morton, P. K., and Miller, R. V., *Geologic Map of Orange County, California Showing Mines and Mineral Deposits*, 1:48,000, 1981.

Orange, County of, Assessor, records review.

Orange, County of, Health Care Agency, facsimile communication, (714) 433-6424.

Orange, County of, Health Care Agency, website, http://ochealthinfo.com.

Orange County Water District, *Groundwater Management Plan 2009 Update*, 2009.

Regional Water Quality Control Board, GeoTracker website, http://geotracker.swrcb.ca.gov.

South Coast Air Quality Management District, website: http://www.aqmd.gov.

United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Orange County and Western Part of Riverside County, California*, dated 1978

United States Environmental Protection Agency, *EPA's Map of Radon Concentrations, California*, 1993.

United States Fish and Wildlife Service, National Wetlands Mapper website, http://nwi.fws.gov.

United States Geological Survey, 7.5-Minute Series, Topographic Map, *La Habra, California*, 1964, photorevised 1981.

APPENDIX I

RESUMES

William E. Schwake, P.G.
Director, Client Management Services

PROFESSIONAL SUMMARY

Mr. Schwake is a Director in ATC's Institutional Real Estate National Programs group. He serves as a liaison for several national clients, including several global providers of comprehensive real estate services. With more than 15 years of experience, he conducts senior technical review on project deliverables and correspondence and tracks the status of projects from initiation through invoice and collection. He specializes in environmental due diligence investigations, microbial assessments and remediation. His projects also include subsurface soil and groundwater characterization and remediation, underground storage tank removal and upgrade projects, regulatory compliance, asbestos management, lead-based paint and indoor air quality management.

Mr. Schwake has served as the Environmental Health & Safety manager for a leading global provider of comprehensive real estate and investment management services. He was responsible for directing the investigation and characterization of environmental conditions in support of real estate transactions frequently exceeding $100 million in value. He also advised property managers and building engineers on various environmental issues facing individual assignments held in the company's portfolio.

PROFESSIONAL EXPERIENCE

- **Mold Remediation / Program Manager / Real Estate Client / New Orleans, LA.** Responded immediately to client's need for mold remediation after hurricane Katrina. Provided top to bottom mold and moisture assessment services and oversaw the mold remediation effort for two Class A commercial office buildings (27 and 22 stories) totaling one million square feet of rentable space. Performed post remediation/restoration air quality testing to determine when the buildings were safe to reoccupy by the tenants.
- **Environmental Site Assessments / Senior Technical Reviewer / Retail Client / Nationwide.** Provided ease of management and a single point of contact for environmental services in support of a national chain's new store development program. Identified potential environmental concerns for the client, met specific needs of potential lending institutions, and negotiated with local, state and national regulators. Provided final technical review for all Phase I and Phase II ESAs. Prepared work scopes for further investigation or remediation, when necessary. Approximately 1,600 ESAs were completed for this client.
- **National Programs / Program Manager / Major Real Estate Client / Nationwide.** Provided technical oversight for a wide array of projects completed for a major truck and air cargo terminal operator in the U.S. and Canada. Client's operations typically involved on site truck and aircraft maintenance and fueling. Assisted this client with due diligence as part of property transactions across the country as well as other operational issues such as chemical/waste disposal, underground storage tank removal and/or upgrade, subsurface investigation and remediation/closure, asbestos and mold abatement, etc. Responsibilities included providing technical review of all report deliverables, coordinating with the performing office, preparation and implementation of work scopes, and preparation of remedial action plans, when necessary.
- **Environmental Site Assessments / Senior Project Manager / Real Estate Client / Illinois, Wisconsin, and Indiana.** Provided management, including staff coordination, client interface and technical oversight of a sixty-five building industrial property portfolio that included various heavy industrial / manufacturing tenants. Quickly completed the project within a six week time period to meet client's real estate closing needs. Management responsibilities included populating a spreadsheet with significant property findings at designated points in time to assist the client in their review of the properties offered in the portfolio. Assisted in the development of Phase II ESA work-scope for the portfolio.
- **Mold Presentation / Technical Presenter / Major Real Estate Client / Nationwide.** Shared technical knowledge on techniques for evaluating and sampling mold. Presented 24 separate mold identification and sampling presentations at a conference attended by over 300 chief engineers, operations managers and the firm's senior management.
- **Subsurface Investigations / Senior Project Manager / Various Clients / Nationwide.** Performed comprehensive Phase II subsurface investigations of commercial and industrial properties throughout the country. Activities included logging soil borings, field screening soil samples, soil and groundwater sample collection, monitoring well installation, evaluation of groundwater-flow characteristics, pollutant plume characterization and report preparations.

- **UST Removal Projects / Project Manager / Major Telecommunications Client / Illinois.** Helped client maintain regulatory compliance through cost-effective strategies. Oversaw UST removal projects at 18 locations. Activities involved pre-removal subsurface investigations, on-site documentation and technical support during removal efforts, confirmatory soil sampling and report preparation. The project activities also included entering and closing leaking UST facilities into the Illinois LUST program.
- **Mold Management / Senior Project Manager / Confidential Healthcare Client / Illinois.** Identified the mold and its moisture source to prevent future mold growth at an assisted living facility in suburban Chicago. The project included identifying the moisture source supporting the mold growth, identifying the types of mold present, determining the concentrations of airborne mold spores/colonies that were present and providing recommendations for remedial efforts.
- **Health & Safety / Program Manager / Confidential Client / Nationwide.** Revised and implemented OSHA mandated safety and training programs for a national provider of commercial real estate services. Developed and implemented a Best Practice Guidance Manual pertaining to the investigation and treatment of mold.
- **Asbestos Management / Program Manager / Confidential Clients / Nationwide.** Mitigated asbestos exposure risks for occupants, owners and visitors of various facilities. Conducted hundreds of asbestos investigative surveys of residential, commercial office, retail and industrial facilities including many high-rise buildings.
- **Asbestos Management / Confidential Client / Cleveland, OH.** Assured that asbestos abatement safety and regulatory guidelines were followed at all times. The project involved the gross removal of all asbestos-containing materials from two 8-story buildings that were staffed with 50 people per day. Provided construction monitoring for large-scale asbestos abatement as part of a renovation/remodeling project.
- **Lead Based Paint Management / Project Manger / Confidential Client / Illinois.** Completed lead based paint survey in accordance with HUD protocols to assure occupant safety. Provided technical oversight and management responsibilities for a comprehensive lead based paint survey of a multi-family residential property.

LICENSES AND CERTIFICATIONS

- Licensed Professional Geologist (IL, #196-000670)
- NIOSH 582 Sampling and Evaluating Airborne Asbestos Dust
- 40-Hour HAZWOPER Training (29 CFR 1910.120) (1995)
- 8-Hour HAZWOPER Supervisor Training (1995)
- Mold Assessment and Remediation in Buildings, Seminar, The Environmental Institute (August, 2001)

EDUCATION

- B.A., Geology, Southern Illinois University, Carbondale, IL, 1993

PROFESSIONAL ACTIVITIES

- Association of Engineering Geologists (2001)
- Geological Society of America (1994)
- American Institute of Professional Geologists – Illinois Chapter (1999)

www.atcassociates.com

Highlights

- More than ten years ESA experience with an emphasis in client and portfolio management

"I wanted to give.....special thanks and extend my appreciation for work well done. Your responsiveness and thoroughness in the review was recognized." – **Steve Luzkow, Environmental Risk Manager – Standard Federal Bank/ABN AMRO**

Dawn Merrill

Client Manager

Professional Summary

Ms. Merrill has more than ten years experience as an environmental consultant. She is responsible for managing and providing senior review of Phase I Environmental Site Assessments (ESAs). She also coordinates and manages portfolios of projects, which are often conducted by multiple ATC branches. In addition, Ms. Merrill serves as Client Manager for several of ATC's national clients.

Ms. Merrill has performed numerous ESAs throughout Southern California. Her duties included on-site visual inspections, public record searches, aerial photograph reviews, personal interviews, and preparation of technical reports.

Relevant Experience

Environmental Site Assessment / Client Manager / Real Estate Investment / Various Locations U.S.
Coordinated over 300 projects for this national real estate investment client. Included a weekly report of ongoing projects, facilitating all correspondence with the client and providing a senior level review of all ESA reports.

Environmental Site Assessments / Senior Reviewer & Client Manager / Real Estate Investment / Various Locations U.S.
As part of a nationwide team, managed approximately 150 of the 450 total Phase I ESAs conducted at existing grocery stores. The ESAs were completed in only six weeks. Services were provided prior to a large (and successful) real estate transaction.

Environmental Site Assessments / Project Manager / Real Estate Investment / Various Locations CA
Completed 31 Phase I ESAs in support of a real estate transaction for a portfolio of existing grocery stores. Phase I ESAs showed no environmental issues and transaction was successfully completed.

Environmental Site Inspections / Senior Reviewer & Project Manager / Commercial Bank / Various Locations, CA
Determined environmental risks associated with properties to assist client with property transaction and refinancing loans. Performed several site inspections and prior use reports according to client's standards for commercial properties. Continues to manage and review Phase I ESAs and related reports prepared for this client.

Environmental Site Inspections / Senior Reviewer & Coordinator / Retail / Various Locations, CA
Completed Phase I ESAs for a large portfolio of department stores in only four weeks. Managed and reviewed the assessments in support of a real estate transaction that was successfully completed.

Environmental Site Inspections / Senior Reviewer & Project Manager / Real Estate Management / Various Locations, CA
Managed and reviewed Phase I ESAs required for the client to achieve refinancing for a large portfolio of trucking rental facilities.

While several properties required Phase II surveys, the information provided allowed financing to be secured.

Environmental & Natural Resource Assessments / Site Assessor / Telecommunications / Various Locations, CA
Performed more than 20 modified Phase I ESAs, NEPA checklists and historical reports required for construction of cell phone towers. Services were provided in support of client's telecommunication service expansion and antenna placement.

Environmental Site Assessment / Site Assessor / School District / South Pasadena, CA
Performed Phase I ESA of residential property, as due diligence for a pending real estate transaction. Residential properties were to be demolished to make room for school expansion.

Professional Qualifications

Registrations

- Registered Environmental Assessor I, CA, I #07935, 2004

Training and Certifications

- EPA AHERA-Certified Asbestos Building Inspector
- OSHA 40-Hour Hazardous Waste Operations Training
- Certificate of Achievement, 16-Hour Microbial Investigations, Assessments and Remediation conducted by ATC, 2006

Education

West Chester University, West Chester, PA
B.S., Criminal Justice, 1993

STEVE W. ANDERSON
Staff Geologist

EDUCATION

M.S., Geology
California State University, Northridge, 1992

B.A., Earth Science
California State University, Northridge, 1974

PROFESSIONAL SUMMARY

As a geologist in ATC's Monterey Park, California office, Mr. Anderson has had experience conducting environmental assessment and remediation projects since 1989. Mr. Anderson has performed Phase I site assessments in a wide range of residential, commercial, and industrial settings. He has designed and implemented sampling programs for subsurface assessments, asbestos, lead-in-drinking water, lead-in-paint, and radon. As a staff geologist, he is responsible for the day-to-day management of technical, field, engineering, design and construction personnel. Mr. Anderson has performed assessments, sampling projects, and remediation projects for large and small private clients.

SELECTED PROJECT EXPERIENCE

Environmental

- **Environmental Site Assessments / ITT Corporation / Los Angeles Area, CA.** Provided environmental site assessments of commercial properties.
- **Environmental Site Assessments / General Electric Capital Corporation / Los Angeles Area, CA.** Provided site assessments of commercial properties.
- **Environmental Site Assessments / J.E. Robert Companies / Various Locations, CA & AZ.** Provided site assessments of commercial and residential properties.
- **Environmental Site Assessments / Heitman Corporation / Southern CA.** Provided site assessments of residential properties.
- **Environmental Site Assessments / Multiple Financial Clients / Various Locations, Throughout CA.** Provided site assessment services for a number of individual lending institutions including, LaSalle Northwest National Bank, Metropolitan Life, Mitsui Manufacturers Bank, Union Bank, and Coast Federal Savings.
- **Remediation Management / Confidential Client / Commerce, CA.** Performed air monitoring for VOCs and fugitive dust during excavation and reclamation of a 200,000 cubic yard landfill.

- **Remediation Management / Chevron USA / El Segundo, CA.** Coordinated remediation of petroleum contaminated soils at the El Segundo Refinery.

- **Remediation Management / Unocal Corporation / Torrance, CA.** Coordinated remediation of lead-contaminated soil at Torrance Refinery.

- **Environmental Site Assessments / RREEF America L.L.C. / Phoenix, AZ.** Performed environmental assessments of industrial centers and residential properties.

TRAINING AND CERTIFICATIONS

- OSHA 40-Hour Hazardous Waste Operations
- OSHA 8-Hour Hazardous Waste Supervisor
- EPA AHERA-Certified Asbestos Building Inspector
- EPA AHERA-Certified Abatement Contractor/Supervisor/Competent Person

APPENDIX J

RECORDS OF COMMUNICATION

Steve Anderson

From: Higgins, Geniece <GHiggins@ochca.com>
Sent: Friday, October 05, 2012 10:47 AM
To: steve.anderson@cardno.com
Cc: Escobedo, Tamara
Subject: Tank Removal - 135 S State College Blvd., Brea

Steve,

There appears to be some conflicting information in the case file as to whether or not a "Completion of Tank Removal" letter was sent out for the subject site. As we do have all the files to issue this letter we will do so sometime next week. We will send you an electronic copy of the letter for your files once completed.

Thanks,
Geniece

Geniece Higgins
Supervising Hazardous Waste Specialist
1241 East Dyer Road, Suite 120
Santa Ana, CA 92705
phone: 714-433-6260
fax: 714-754-1768

COUNTY OF ORANGE
HEALTH CARE AGENCY

ENVIRONMENTAL HEALTH
www.ochealthinfo.com/regulatory/environ.htm

MAILING ADDRESS:
1241 E. DYER ROAD STE. 120
SANTA ANA, CA 92702

TELEPHONE: (714) 433-6000
FAX: (714) 433-6424

REQUEST FOR ENVIRONMENTAL HEALTH RECORDS

The undersigned hereby requests a copy of the records prepared and maintained by the Health Care Agency in the ordinary course of business, at or near the time of the act, condition, or event which they depict.

The records requested are maintained under the Public Records Act Government Code § 6250 – 6276.48. Some information held in the documents may be exempt from release pursuant to the Public Records Act.

The undersigned understands that the Health Care Agency will charge $0.15 per page copied. In the case of a request for a large number of copies, the Health Care Agency may provide the requestor an estimate of copy costs prior to making said copies. If any request is to be canceled, this office must be notified at the above number within ten (10) days of receipt of request, otherwise cost incurred will be charged to the undersigned.

In order to assist you, please describe the reason for your request:

Environmental Assessment

Please list addresses here (no more than 10 addresses per request):

135 S. State College Blvd, Brea 92821

Check here if you would like a review only or to review before copies are made ☐

Copy. But Please call first if the total cost is expected to exceed $30

Steve Anderson
SIGNATURE of Requester

STEVE ANDERSON
PRINT Name of Requester (and Company Name - if applicable)

25 Cupania Circle
PRINT Street Address

(323) 517-9780
Area Code and Phone Number

Monterey Park, CA 91755
PRINT City, State and Zip Code

3-1-11
Date

RECORDS THAT HAVE NOT BEEN PICKED UP WITHIN 60 DAYS OF NOTIFICATION WILL BE DESTROYED

COUNTY OF ORANGE
HEALTH CARE AGENCY

ENVIRONMENTAL HEALTH
www.ochealthinfo.com/regulatory/environ.htm

MAILING ADDRESS:
1241 E. DYER ROAD STE. 120
SANTA ANA, CA 92702

TELEPHONE: (714) 433-6000
FAX: (714) 433-6424

HAZARDOUS WASTE / OTHER PROGRAM INFORMATION CHECKLIST

Please check only the records you need. This will enable us to search only the actual files that pertain to your request, cutting down time spent on searching for records that you may not want.

Site Specific Information	
☐	Above Ground Petroleum Storage Tank File
☐	California Accidental Release Prevention Program File
☐	Certified Unified Program Agency (CUPA) records
☐	City of Brea Hazardous Materials Business Plan File
☐	Complaints regarding Hazardous Waste or Underground Storage Tank Facility
☐	Hazardous Waste Generator Facility File
☐	Hazardous Waste Industrial Cleanup Site File
☐	Hazardous Waste Spill Response Log (Emergency Incidents Log)
☒	Leaking Underground Storage Tank Cleanup Site File (if any)
☐	Medical Waste Facility Record
☐	Proposition 65 Notification
☐	Recycling Program
☐	Solid Waste Facility File (large files – need to be specific)
☐	Spill Prevention, Control and Countermeasure (SPCC) File
☐	Tiered Permit Facility File
☒	Underground Storage Tank File
☐	Water Quality Information

Available on Environmental Health Website (See www.ochealthinfo.com/regulatory/downloads/reports.htm)
List of Hazardous Waste Generator Facilities (HWFACILITIES.SRW)
List of Industrial Cleanup Sites (IC PROGRAM CASES BY CITY.SRW)
List of Underground Storage Tank Cleanup Sites
List of Underground Storage Tank Facilities (USTFACILITIES.SRW)
A list of Solid Waste landfills (which includes closed landfills) can be obtained through the California website: www.ciwmb.ca.gov/SWIS/

Other information: _____

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	156519
Company Name	MAGUIRE PROPERTIES
Address	120 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 156519

Company Name MAGUIRE PROPERTIES

Address 120 S STATE COLLEGE BLVD

BREA, CA 92821

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
486105				Basic	RULE 1415 PLAN NOTIFICATIONS	7/11/2008	BANKING/ PLAN GRANTED

First Prev Page 1 of 1 (1 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	156519
Company Name	MAGUIRE PROPERTIES
Address	120 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	156520
Company Name	MAGUIRE PROPERTIES
Address	130 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | **Equipment List** | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 156520

Company Name MAGUIRE PROPERTIES

Address 130 S STATE COLLEGE BLVD

BREA, CA 92821

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
486106				Basic	RULE 1415 PLAN NOTIFICATIONS	7/11/2008	BANKING/ PLAN GRANTED

First Prev Page 1 of 1 (1 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	156520
Company Name	MAGUIRE PROPERTIES
Address	130 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	155077
Company Name	MAGUIRE PROPERTIES
Address	135 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

No.

SIC Code	Description
6719	HOLDING COMPANIES, NEC

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID 155077

Company Name MAGUIRE PROPERTIES

Address 135 S STATE COLLEGE BLVD

BREA, CA 92821

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
486064	F98950	9/9/2008	ACTIVE	Basic	I C E (>500 HP) EM ELEC GEN DIESEL	7/15/2008	PERMIT TO OPERATE GRANTED

First Prev Page 1 of 1 (1 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	155077
Company Name	MAGUIRE PROPERTIES
Address	135 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply

Notice Number	Violation Date	Re-Inspection Date	Status
D09928	3/12/2008		In Compliance

First Prev Page 1 of 1 (1 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

NOV/NC Details

Notice Number	D09928	Violation Date	3/12/2008	Issue Date	12/31/9999	Notice Type	NC

Facility ID	155077
Company Name	MAGUIRE PROPERTIES
Address	135 S STATE COLLEGE BREA, CA 92821
Violation Description	submit change of ownership application for standby generator R-F52939, update run time log, register 1415 equipment
Equipment Description	standby generator, 1415 equipment
Status	In Compliance
Re-inspection Date	

Rule No.	Rule Description
1415	Reduction of Refrigerant Emissions from Stationary Refrigeration and AC Systems
203	Permit to Operate

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | **Facility Details** | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Facility Details

Facility ID	155078
Company Name	MAGUIRE PROPERTIES
Address	145 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SIC Code	Description
6512	NONRESIDENTIAL BLDG OPERATORS

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 155078

Company Name MAGUIRE PROPERTIES

Address 145 S STATE COLLEGE BLVD

BREA, CA 92821

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
486068	F98952	9/9/2008	ACTIVE	Basic	I C E (50-500 HP) EM ELEC GEN-DIESEL	7/15/2008	PERMIT TO OPERATE GRANTED
486054				Basic	RULE 1415 PLAN NOTIFICATIONS	7/11/2008	BANKING/ PLAN GRANTED
486060				Basic	RULE 1415 PLAN NOTIFICATIONS	7/11/2008	BANKING/ PLAN GRANTED
486062				Basic	RULE 1415 PLAN NOTIFICATIONS	7/11/2008	BANKING/ PLAN GRANTED

First Prev Page 1 of 1 (4 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	155078
Company Name	MAGUIRE PROPERTIES
Address	145 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply

Notice Number	Violation Date	Re-Inspection Date	Status
D09929	3/12/2008	10/22/2008	In Compliance

First Prev Page 1 of 1 (1 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

NOV/NC Details

Notice Number	D09929	Violation Date	3/12/2008	Issue Date	12/31/9999	Notice Type	NC

Facility ID	155078
Company Name	MAGUIRE PROPERTIES
Address	145 S STATE COLLEGE BREA, CA 92821
Violation Description	submit change of ownership application for generator under permit R-F52940,perform timing exercise for same generator, register r-11 and r-22 chillers
Equipment Description	standby generators, refrigeration equipment
Status	In Compliance
Re-inspection Date	10/22/2008

Rule No.	Rule Description
1415	Reduction of Refrigerant Emissions from Stationary Refrigeration and AC Systems
203	Permit to Operate

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Facility Details

Facility ID	75637
Company Name	THE SOUTHLAND CORPORATION
Address	120 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

No.

SIC Code	Description
5499	MISC FOOD STORES

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID	75637
Company Name	THE SOUTHLAND CORPORATION
Address	120 S STATE COLLEGE BLVD
	BREA, CA 92821

No Equipment Listed

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	75637
Company Name	THE SOUTHLAND CORPORATION
Address	120 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board

Application Details

Application/Tracking Number 486104

Facility Information

Business Name	MAGUIRE PROPERTIES		
Facility ID	156518	Facility Status	ACTIVE

Application Information

Application Type	Plans & Excavation	Application Received	7/15/2008
Application Status	BANKING/ PLAN GRANTED	Application Deemed Complete	8/13/2008
Equipment Desc	RULE 1415 PLAN NOTIFICATIONS		
Permit Number		Permit Status	

Engineer Information

Engineer Assigned	EVELYN MIRAMONTEZ		
Engineer Phone	(909) 396-3709	Team Assigned	L

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	86889
Company Name	AMERICAN PRESIDENT DOMESTIC, LTD.
Address	140 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

No.

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID	86889
Company Name	AMERICAN PRESIDENT DOMESTIC, LTD.
Address	140 S STATE COLLEGE BLVD
	BREA, CA 92821

No Equipment Listed

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	86889
Company Name	AMERICAN PRESIDENT DOMESTIC, LTD.
Address	140 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	99082
Company Name	CAPITAL GROUP INC, THE
Address	140 S STATE COLLEGE ST
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | **Equipment List** | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 99082

Company Name CAPITAL GROUP INC, THE

Address 140 S STATE COLLEGE ST

BREA, CA 92821

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
349070	F18763	1/13/1999	ACTIVE	Basic	I C E (50-500 HP) EM ELEC GEN-DIESEL	1/13/1999	PERMIT TO OPERATE GRANTED
285682	D77445	10/5/1993	ACTIVE	Basic	I C E (50-500 HP) EM ELEC GEN-DIESEL	9/29/1993	PERMIT TO OPERATE GRANTED

First Prev Page 1 of 1 (2 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	99082
Company Name	CAPITAL GROUP INC, THE
Address	140 S STATE COLLEGE ST
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	82959
Company Name	CAPITAL GROUP INC, THE
Address	135 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status SOLD

SIC Code	Description
6719	HOLDING COMPANIES, NEC

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | **Equipment List** | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 82959

Company Name CAPITAL GROUP INC, THE

Address 135 S STATE COLLEGE BLVD
BREA, CA 92821

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
363934	F23837	1/11/2000	ACTIVE	Basic	I C E (>500 HP) EM ELEC GEN DIESEL	12/22/1999	PERMIT TO OPERATE GRANTED

First Prev Page 1 of 1 (1 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	82959
Company Name	CAPITAL GROUP INC, THE
Address	135 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	132934
Company Name	EQUITY OFFICE PROPERTIES/BREA CORP PLACE
Address	135-145 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status SOLD

SIC Code	Description
6512	NONRESIDENTIAL BLDG OPERATORS

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 132934

Company Name EQUITY OFFICE PROPERTIES/BREA CORP PLACE

Address 135-145 S STATE COLLEGE BLVD

BREA, CA 92821

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
402681	F52938	6/20/2002	INACTIVE	Basic	BOILER (<5 MMBTU/HR) NAT GAS ONLY	6/11/2002	PERMIT TO OPERATE GRANTED
402685	F52943	6/20/2002	INACTIVE	Basic	BOILER (<5 MMBTU/HR) NAT GAS ONLY	6/11/2002	PERMIT TO OPERATE GRANTED
402683	F52940	6/20/2002	INACTIVE	Basic	I C E (50-500 HP) EM ELEC GEN-DIESEL	6/11/2002	PERMIT TO OPERATE GRANTED
402678	F52939	6/20/2002	INACTIVE	Basic	I C E (>500 HP) EM ELEC GEN DIESEL	6/11/2002	PERMIT TO OPERATE GRANTED

First Prev Page 1 of 1 (4 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	132934
Company Name	EQUITY OFFICE PROPERTIES/BREA CORP PLACE
Address	135-145 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	50743
Company Name	KILSBY ROBERTS CO
Address	140 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

No.

SIC Code	**Description**
5051	METALS SERVICE CENTERS/OFFICES

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID	50743
Company Name	KILSBY ROBERTS CO
Address	140 S STATE COLLEGE BLVD
	BREA, CA 92821

No Equipment Listed

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	50743
Company Name	KILSBY ROBERTS CO
Address	140 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Facility Details

Facility ID	67560
Company Name	LOWE DEVELOPMENT CORP
Address	145 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

No.

SIC Code	Description
6552	SUBDIVIDERS & DEVELOPERS, NEC

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Equipment List

Facility ID	67560
Company Name	LOWE DEVELOPMENT CORP
Address	145 S STATE COLLEGE BLVD
	BREA, CA 92821

No Equipment Listed

SOUTH COAST AQMD

Facility INformation Detail (FIND)

NOV/NC Details

Notice Number	Z39852	Violation Date	3/1/1989	Issue Date	6/6/1989	Notice Type	NOV

Facility ID	67560
Company Name	LOWE DEVELOPMENT CORP
Address	145 S STATE COLLEGE BREA,
Violation Description	
Equipment Description	ICE
Follow Up Status	
Disposition	Closed Case
Disposition Date	6/6/1989

Rule No.	Rule Description
201	Permit To Construct

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Facility Details

Facility ID	156518
Company Name	MAGUIRE PROPERTIES
Address	100 S STATE COLLEGE BLVD
	BREA, CA 92821

View Area Map

Status ACTIVE

Are there any back fees due?

Yes. Please contact your AQMD Customer Service Rep. at (909) 396-2900, or call toll-free (866) 888-8838.

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Search Again | Search Results | Facility Details | Equipment List | Compliance | Emissions | Hearing Board | Transportation

Equipment List

Facility ID 156518

Company Name MAGUIRE PROPERTIES

Address 100 S STATE COLLEGE BLVD

BREA, CA 92821

Appl_Nbr	Permit_Nbr	Issued_Date	Permit_Status	Eq_Type	Equip_Description	Appl_Date	Appl_Status
486104				Basic	RULE 1415 PLAN NOTIFICATIONS	7/15/2008	BANKING/ PLAN GRANTED

First Prev Page 1 of 1 (1 records) Next Last Page 1 Export To Excel

SOUTH COAST AQMD

Facility INformation Detail (FIND)

Compliance

Facility ID	156518
Company Name	MAGUIRE PROPERTIES
Address	100 S STATE COLLEGE BLVD
	BREA, CA 92821

Notices Of Violaton: NONE

Notices To Comply: NONE

APPENDIX K

LABORATORY REPORTS
(This Appendix Not Used)

APPENDIX L

OTHER SUPPORTING DOCUMENTATION

AMERISTAR

CURRENT OWNERSHIP REPORT

CLIENT INFORMATION

Client:	ATC Associates Inc (CA-Monterey Park)	**Report Date:**	03/16/2012
Client No.:	12048	**Index Date:**	03/02/2012
Address:	25 Cupania Circle Monterey Park, CA 91755	**Order ID:**	23-201-1-2213
		Client Ref.:	62.75483.0001
Contact:	Steve Anderson	**PO Number:**	N/A
Phone:	323-517-9780		
Delivery:	anderson52@atc-enviro.com		

CURRENT OWNER INFORMATION

Current Owner of Record:	Brea-Olinda Unified High School District
Current Site Address:	100, 120, 140, 135, 145 South State College Blvd. Brea, CA 92821
County of Research:	Orange

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 10 WEST, AND BEING MORE FULLY DESCRIBED IN VOLUME 2473, PAGE 88 IN THE DEED RECORDS OF ORANGE COUNTY, CALIFORNIA.

NOTE: Ameristar does not represent that the above legal description, acreage, or square footage calculations are correct. We have taken this information directly from a document recorded at the courthouse.

DISCLAIMER: This report contains information obtained from public records, and being that our company is not the primary provider of such, Ameristar cannot and will not, for the fee charged, be an insurer or guarantor of the accuracy or reliability of said information. Ameristar does not guarantee or warrant the accuracy, timeliness, completeness, currentness, merchantability or fitness for a particular purpose of services provided. Further, Ameristar's sole liability is limited to the cost of this report only. Ameristar is not liable to user for any loss or injury arising out of or caused, in whole or in part, by Ameristar's acts or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the services or information contained herein. THIS REPORT IS NOT AN ABSTRACT, OPINION OF TITLE, TITLE COMMITMENT NOR GUARANTEE, OR TITLE INSURANCE POLICY.

DEED / CURRENT OWNERSHIP INFORMATION

WARRANTY DEED:

DATED:	03/20/1953		
GRANTOR:	Union Oil Company of California		
GRANTEE:	Brea-Olinda Unified High School District		
VOLUME:	2473	**PAGE:**	88

ENVIRONMENTAL LIEN INFORMATION

**NONE FOUND OF RECORD.*

GENERAL ENCUMBRANCES INFORMATION

**NONE FOUND OF RECORD.*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BOOK 2473 PAGE 88

PLACE INTERNAL REVENUE STAMPS IN THIS SP



Corporation Grant Deed

Affix I. R. S. $

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

A-184274

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

UNION OIL COMPANY OF CALIFORNIA,

a corporation organized under the laws of the state of California, does

hereby GRANT to SERRA-OLINDA UNION HIGH SCHOOL DISTRICT

the following described real property in the state of California, county of Orange,

That portion of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 12, Township 3 South, Range 10 West, San Bernardino Meridian, in the Rancho San Juan, in Santa Ana, in the County of Orange, State of California, described as follows:

Beginning at a point in the northerly line of said Southeast Quarter (SE¼), said line also being the southerly line of the Pacific Electric Railway Company right of way, said point being distant North 88° 14' 00" East along said line, 330.36 feet from a 2" brass capped iron pipe set in concrete at the northwest corner of the Southeast Quarter (SE¼) of said Southwest Quarter (SW¼); thence North 88° 14' 00" East 328.74 feet; thence South 1° 09' 34" West, parallel with the westerly line of said Southeast Quarter (SE¼) 1323.98 feet to the center line of Brea-Olinda Road; thence South 88° 18' 46" West along said center line 328.72 feet; thence North 1° 09' 34" East, parallel with the westerly line of said Southeast Quarter (SE¼), 1323.52 feet to the point of beginning; containing 10.000 acres, more or less.

EXCEPTING AND RESERVING to Grantor, its successors or assigns, all minerals and all oil, gas and other hydrocarbon substances in, under or that may be produced from said real property, with the free, perpetual and exclusive right to explore, prospect or drill for and produce, take and remove the same by direct or directional drilling, or any other type of operations, commenced from surface locations upon that portion of said real property described in the next succeeding paragraph hereof, and/or upon other lands, together with all necessary rights of way and easements, through said real property, but at least 100 feet below the surface of the ground, for drilling to and producing oil and gas from said real property and other lands, including the right to place and maintain casing for such purpose.

GRANTOR FURTHER EXCEPTS AND RESERVES unto itself, its successors or assigns, all necessary or convenient rights of way and easements in, over and through, and the right to enter upon, the hereinafter described portion of said real property for any or all of the said purposes including, without limitation by the specification thereof, the right to construct, maintain, operate and remove derricks, pipe racks, drilling equipment, pumps, excavations for sumps, roads and other necessary or convenient tanks, tanks, pipe lines, pole lines and any other buildings, structures, improvements, machinery or equipment of whatever kind or nature; said portion of said real property being described as follows, to-wit:

The North 200.85 feet of the East 200.85 feet, said distances being measured parallel with property lines, of the above described property.

GRANTOR FURTHER EXCEPTS AND RESERVES unto itself, its successors or assigns, a right of way and easement to lay, construct, maintain, operate, repair, alter and remove roads for the passage and transportage of persons and vehicles, pipe lines for the transportation of oil, gas, water and other substances, and telephone, telegraph and power poles and lines for the transmission of messages and electrical energy in, over, through, under and along that southern portion of said real property lying within a strip of land described as follows:

The South 15.00 feet of the above described real property.

BOOK 2473 PAGE 89

SUBJECT TO: General and special taxes and assessments for the fiscal year 1952-1953.

Any and all recorded and unrecorded exceptions, reservations, leases, rights, rights of way and easements affecting said real property.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its..... Vice.....President and..... .....Secretary thereunto duly authorized.

Dated: Dec. 31, 1952

UNION OIL COMPANY OF CALIFORNIA

By..... Vice President

By..... Secretary

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On January 7, 1953 before me, the undersigned, a Notary Public in and for said County and State, personally appeared D. C. Rudel

known to me to be the Vice President, and R. E. Nunes

known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal) Helen R. Miller
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF
TITLE INSURANCE & TRUST CO.
MAR 20 1953 9:00 A.M.
BOOK 2473 PAGE 87
OFFICIAL RECORDS
Orange County California
Ruby McFarland
County Recorder

APPENDIX M

TERMINOLOGY

TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E 1527-05. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions or additional explanation regarding the meaning of terms.

recognized environmental condition(s) (REC) - the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions.

de minimis conditions – are 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. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

historical recognized environmental condition(s) (HREC) - environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. The final decision rests with the *environmental professional* and will be influenced by the current impact of the *historical recognized environmental condition* on the *property*. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered a *historical recognized environmental condition*.

material threat – a physically observable or *obvious* threat which is reasonably likely to lead to a release that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a *hazardous substance* and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

threat to human health or the environment – a substantial risk of harm to public health or the environment resulting from the presence or likely presence of an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. An example might include a release of a *hazardous substance* in concentrations exceeding applicable governmental agency standards under conditions that could reasonably and foreseeably result in substantial exposure to humans or substantial damage to natural resources. The risk of that exposure or damage would represent a threat to human health or the environment.

generally would not be the subject of an enforcement action – the likelihood that an environmental condition would not be subject to enforcement action if brought to the attention of appropriate governmental agencies. If the circumstances suggest an enforcement action would be less likely than not, then the condition is considered to be generally not the likely the subject of an enforcement action.

Database: CBRESTANDARD
Bldg Status: All
100 S. State College Blvd

Rent Roll
100 S. State College Blvd
10/1/2012

Date: 10/3/2012
Time: 04:35 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF
Vacant Suites													
EPR001-100	Vacant			15,461									
Totals:	Occupied Sqft	0.00%	0 Units	0	0.00		0.00		0.00				
	Leased/Unoccupied Sqft		0 Units	0									
	Vacant Sqft	100.00%	1 Units	15,461									
	Total Sqft		1 Units	15,461									
Total 100 S. State College Blvd:													
	Occupied Sqft	0.00%	0 Units	0	0.00		0.00		0.00				
	Leased/Unoccupied Sqft		0 Units	0									
	Vacant Sqft	100.00%	1 Units	15,461									
	Total Sqft		1 Units	15,461									

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF
Occupied Suites													
EPS001-200	Raytheon Company	5/1/2012	10/31/2013	26,305	68,919.10	31.44	839.00			RNT	11/1/2012	71,023.50	32.40
	Additional Space EPS001-100	5/1/2012	10/31/2013	26,048	68,240.52	31.44	191.72			RNT	11/1/2012	70,324.20	32.40
	Additional Space EPS001-BMT	5/1/2012	10/31/2013	25,705	67,347.10	31.44	820.00			RNT	11/10/2012	69,403.50	32.40
			Total	78,056	204,506.72		1,850.72		0.00				
Totals:	Occupied Sqft:	100.00%	3 Units	78,056	204,506.72		1,850.72		0.00				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:		0 Units	0									
	Total Sqft:		3 Units	78,056	204,506.72								
Total 120 S. State College Blvd:													
	Occupied Sqft:	100.00%	3 Units	78,056	204,506.72		1,850.72		0.00				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:		0 Units	0									
	Total Sqft:		3 Units	78,056	204,506.72								

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases: Cat	Date	Monthly Amount	PSF
Occupied Suites													
EPT001 -300	The Capital Group Companies	5/1/2012	11/30/2014	11,906	21,330.00	21.50				RNT	12/1/2013	22,397.00	22.57
	Additional Space EPT001 -110	5/1/2012	11/30/2014	504	903.00	21.50	41,319.00			RNT	12/1/2013	948.00	22.57
	Additional Space EPT001 -120	5/1/2012	11/30/2014	648	1,161.00	21.50	433.00			RNT	12/1/2013	1,219.00	22.57
	Additional Space EPT001 -130	5/1/2012	11/30/2014	1,890	3,386.00	21.50	1,263.00			RNT	12/1/2013	3,555.00	22.57
	Additional Space EPT001 -150	5/1/2012	11/30/2014	10,857	19,451.00	21.50	7,258.00			RNT	12/1/2013	20,424.00	22.57
	Additional Space EPT001 -180	5/1/2012	11/30/2014	7,082	12,688.00	21.50	4,734.00			RNT	12/1/2013	13,322.00	22.57
	Additional Space EPT001 -200	5/1/2012	11/30/2014	25,552	45,778.00	21.50	17,082.00			RNT	12/1/2013	48,067.00	22.57
	Additional Space EPT001 -380	5/1/2012	11/30/2014	13,584	24,337.00	21.50	9,081.00			RNT	12/1/2013	25,553.00	22.57
			Total	72,023	129,034.00		81,170.00		0.00				
Totals:	Occupied Sqft:	100.00%	8 Units	72,023	129,034.00		81,170.00		0.00				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:		0 Units	0									
	Total Sqft:		8 Units	72,023	129,034.00								
Total 140 S. State College Blvd:													
	Occupied Sqft:	100.00%	8 Units	72,023	129,034.00		81,170.00		0.00				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:		0 Units	0									
	Total Sqft:		8 Units	72,023	129,034.00								

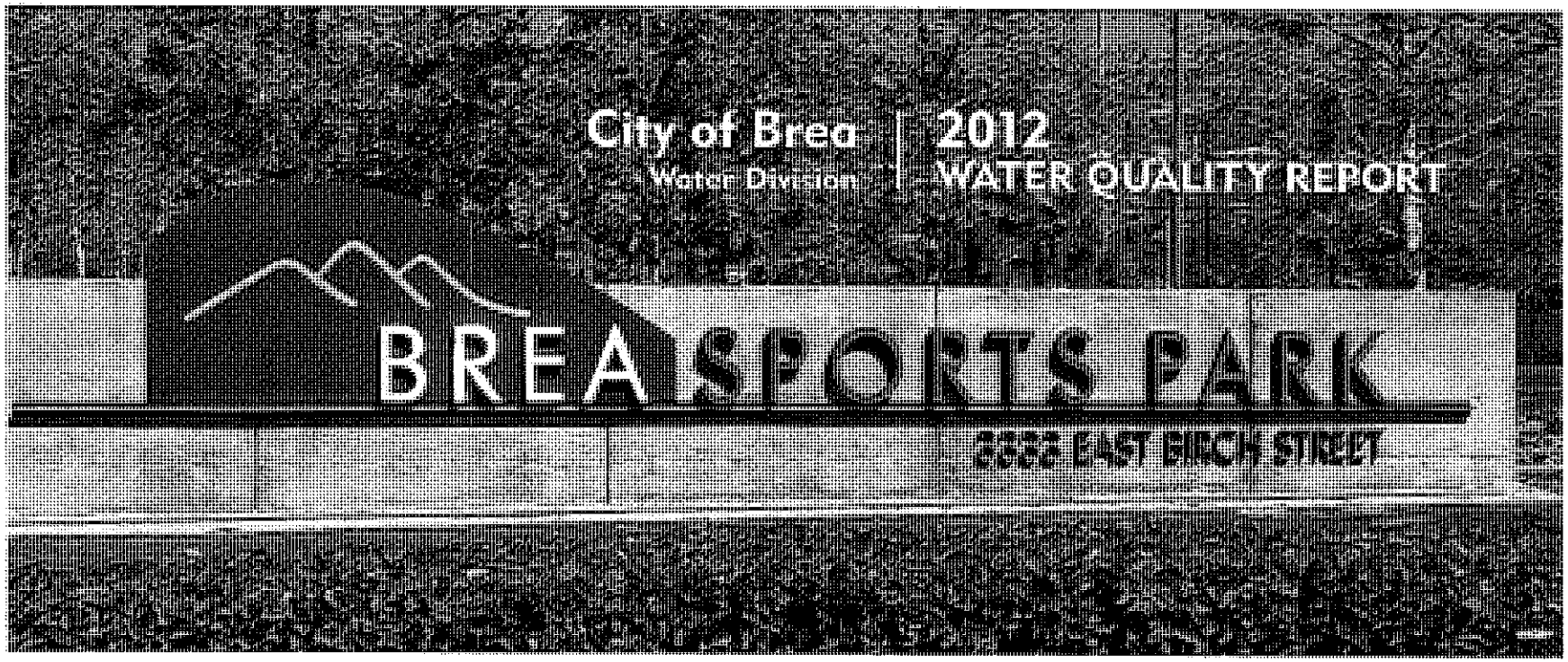
Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF
Vacant Suites													
EPU001-100	Vacant			12,513									
EPU001-101	Vacant			5,833									
EPU001-200	Vacant			15,083									
EPU001-350	Vacant			5,645									
EPU001-550	Vacant			6,639									
EPU001-600	Vacant			22,556									
EPU001-B100	Vacant			2,925									
EPU001-B110	Vacant			3,913									
Occupied Suites													
EPU001-110	A&L Partners, Inc DBA Winderme	5/1/2010	4/30/2013	9,752	10,000.00	12.31	3.00						
EPU001-250	Minmetals, Inc	5/1/2009	4/30/2014	4,494	11,459.70	30.60	396.22		495.00	RNT	5/1/2013	11,684.40	31.20
EPU001-255	Focus CPA Group, Inc	11/1/2010	10/31/2016	1,329	2,943.07	26.57	55.39			FRE	12/1/2012	-3,031.36	-27.37
										FRE	12/1/2013	-3,122.30	-28.19
										RNT	11/1/2012	3,031.36	27.37
										RNT	11/1/2013	3,122.30	28.19
										RNT	11/1/2014	3,215.97	29.04
										RNT	11/1/2015	3,312.45	29.91
EPU001-265	WAMS, Inc	10/26/2009	2/28/2015	2,608	6,128.80	28.20			275.00	RNT	11/1/2012	6,259.20	28.80
										RNT	11/1/2013	6,389.60	29.40
										RNT	11/1/2014	6,520.00	30.00
EPU001-270	James M Welch	4/1/2009	3/31/2013	1,653	4,335.00	31.47	145.58						
EPU001-300	Frazer LLP	5/1/2012	7/31/2016	19,211	44,377.41	27.72	1,583.12		350.00	RNT	8/1/2013	45,337.96	28.32
										RNT	8/1/2014	46,298.51	28.92
										RNT	8/1/2015	47,259.06	29.52
EPU001-400	Sully Miller Contracting Comp	3/11/2010	5/31/2018	24,787	49,574.00	24.00			362.50	RNT	6/1/2013	51,061.22	24.72
										RNT	6/1/2014	52,548.44	25.44
										RNT	6/1/2015	54,283.53	26.28
										RNT	6/1/2016	55,770.75	27.00
EPU001-500	New Dream Network, LLC	10/1/2010	7/31/2017	16,380	33,742.80	24.72			2,129.64	RNT	10/1/2013	34,755.08	25.46
										RNT	10/1/2014	35,797.74	26.23
										RNT	10/1/2015	36,871.67	27.01
										RNT	10/1/2016	37,977.82	27.82

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF
EPU001-B120	Palazzo Cafe, Inc	12/1/2010	11/30/2016	4,244	2,500.00	7.07	178.00			RNT	1/1/2013	4,244.00	12.00
										RNT	12/1/2013	5,305.00	15.00
EPU001-G100	Craig Nash DBA Prontowash Auto	4/1/2011	12/31/2049	0					100.00				
EPU001-G110	Brea Management Office	5/1/2012	5/2/2012	1,000									
EPU001-G130	Brea Health Club	5/1/2012	5/2/2012	6,212									
EPU001-R100	Pacific Bell WirelessT-Mobile	5/1/2012	7/31/2015	0					2,961.91	ANT	8/1/2013	3,080.39	0.00
										ANT	8/1/2014	3,203.60	0.00
EPU001-R101	New Cingular Wireless PCS, LLC	5/13/2012	5/12/2015	0					2,401.55	ANT	5/13/2013	2,497.61	0.00
										ANT	5/13/2014	2,597.51	0.00
Totals:	Occupied Sqft:	54.97%	11 Units	91,670	165,060.78		2,361.31		9,075.60				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	45.03%	8 Units	75,107									
	Total Sqft:		19 Units	166,777	165,060.78								
Total 135 S. State College Blvd:													
	Occupied Sqft:	54.97%	11 Units	91,670	165,060.78		2,361.31		9,075.60				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	45.03%	8 Units	75,107									
	Total Sqft:		19 Units	166,777	165,060.78								

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases: Cat	Date	Monthly Amount	PSF
Vacant Suites													
EPV001-210	Vacant			4,408									
EPV001-220	Vacant			3,572									
EPV001-260	Vacant			2,320									
EPV001-350	Vacant			5,009									
EPV001-G106	Vacant			2,370									
EPV001-G108	Vacant			1,140									
Occupied Suites													
EPV001-100	Bamberger Polymers	7/1/2010	6/30/2015	3,396	6,196.84	21.90	111.00			RNT	7/1/2013	6,382.75	22.55
										RNT	7/1/2014	6,574.23	23.23
EPV001-115	Cruzader's Inc	1/1/2012	12/31/2014	2,367	4,592.00	23.28			250.00	FRE	1/1/2013	-4,729.76	-23.98
										RNT	1/1/2013	4,729.76	23.98
	Additional Space EPV001-R100	1/1/2012	12/31/2014	0						RNT	1/1/2014	4,871.65	24.70
			Total	2,367	4,592.00		0.00		250.00				
EPV001-125	Health Care Security Svc of CA	11/5/2010	11/4/2013	1,203	2,418.03	24.12	133.31			FRE	11/5/2012	-2,490.21	-24.84
										RNT	11/5/2012	2,490.21	24.84
EPV001-175	Deans & Horner	9/1/2011	8/31/2016	1,749	3,602.94	24.72	112.52			FRE	9/1/2013	-3,707.88	-25.44
										RNT	9/1/2013	3,707.88	25.44
										RNT	9/1/2014	3,830.31	26.28
										RNT	9/1/2015	3,935.25	27.00
EPV001-160	Managing Technology DBA MTSI	3/1/2011	2/29/2016	2,175	4,284.75	23.64	240.77			FRE	3/1/2013	-4,415.25	-24.36
										RNT	3/1/2013	4,415.25	24.36
										RNT	3/1/2014	4,545.75	25.08
										RNT	3/1/2015	4,676.25	25.80
EPV001-200	Fresh Start Bakeris, Inc	7/1/2011	6/30/2017	8,778	21,752.08	29.74	807.04			FRE	7/1/2013	-22,417.96	-30.65
										RNT	7/1/2013	22,417.96	30.65
										RNT	7/1/2014	23,083.84	31.56
										RNT	7/1/2015	23,749.72	32.47
										RNT	7/1/2016	24,415.60	33.38
	Additional Space EPV001-230	7/1/2011	6/30/2017	1,367	2,679.32	23.52			-2,679.32	RNT	7/1/2013	2,761.34	24.24
										RNT	7/1/2014	2,843.36	24.96
										RNT	7/1/2015	2,925.38	25.68
										RNT	7/1/2016	3,007.40	26.40
			Total	10,145	24,431.40		807.04		-2,679.32				

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases: Cat	Date	Monthly Amount	PSF
EPV001-240	Orioxl International Corp	4/1/2008	3/31/2013	1,167	16,112.46	165.68	145.17						
	Additional Space EPV001-250	4/1/2008	3/31/2013	3,600									
			Total	4,767	16,112.46		145.17		0.00				
EPV001-300	Merrill Lynch, Pierce, Fenner	12/1/2010	4/30/2016	19,152	39,453.12	24.72	2,083.50		-28,660.24	RNT	12/1/2012	40,636.71	25.46
										RNT	12/1/2013	41,855.82	26.23
										RNT	12/1/2014	43,111.49	27.01
										RNT	12/1/2015	44,404.83	27.82
EPV001-400	Chevron USA Inc	1/1/2012	12/31/2016	16,166	101,492.65	75.34			65.00	RNT	1/1/2013	105,119.24	78.03
										RNT	1/1/2014	108,854.62	80.80
										RNT	1/1/2015	112,702.06	83.66
										RNT	1/1/2016	116,664.93	86.60
	Additional Space EPV001-150	1/1/2012	12/31/2016	3,313									
	Additional Space EPV001-450	1/1/2012	12/31/2016	4,203									
	Additional Space EPV001-480	1/1/2012	12/31/2016	1,727									
	Additional Space EPV001-500	1/1/2012	12/31/2016	25,096									
	Additional Space EPV001-G102	1/1/2012	12/31/2016	10,196									
	Additional Space EPV001-G105	1/1/2012	12/31/2016	3,944									
			Total	64,645	101,492.65		0.00		65.00				
EPV001-600	Union Bank, NA	4/1/2011	3/31/2013	24,478	48,178.80	23.62							
	Additional Space EPV001-110	4/1/2011	8/14/2012	3,768			1,921.66						
	Additional Space EPV001-470	4/1/2011	3/31/2013	2,288									
			Total	30,534	48,178.80		1,921.66		0.00				
EPV001-G106H	WAMS, Inc	5/1/2012	4/30/2049	0					125.00				
EPV001-G106L	Minmetals, Inc	5/1/2012	4/30/2049	0					95.00				
EPV001-G106N	Sully Miller Contracting Co	5/1/2012	4/30/2049	0					62.50				
EPV001-G108A	Fresh Start Bakeries, Inc	5/1/2012	4/30/2049	0					382.00				
EPV001-G108B	Merrill Lynch, Pierce, Fenner	5/1/2012	4/30/2049	0					180.00				
EPV001-G108C	Chevron USA Inc	5/1/2012	4/30/2049	0					644.00				
	Additional Space EPV001-G106E	5/1/2012	4/30/2049	0									
	Additional Space EPV001-G106F	5/1/2012	4/30/2049	0									
	Additional Space EPV001-G106G	5/1/2012	4/30/2049	0									
	Additional Space EPV001-G106I	5/1/2012	4/30/2049	0									
	Additional Space EPV001-G106J	5/1/2012	4/30/2049	0									
	Additional Space EPV001-G106P	5/1/2012	4/30/2049	0									
			Total	0	0.00		0.00		644.00				

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF
EPV001-G108D	Union Bank, NA	5/1/2012	4/30/2049	0					97.50				
EPV001-Roof	Global Tower Partners, LLC	7/19/2007	7/18/2017	0	1,912.80					RNT	7/19/2013	1,970.19	0.00
										RNT	7/19/2014	2,029.29	0.00
										RNT	7/19/2015	2,090.17	0.00
										RNT	7/19/2016	2,152.88	0.00
Totals:	Occupied Sqft:	88.16%	20 Units	140,133	252,675.79		5,554.97		-29,438.56				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	11.84%	6 Units	18,819									
	Total Sqft:		26 Units	158,952	252,675.79								
Total 145 S. State College Blvd:													
	Occupied Sqft:	88.16%	20 Units	140,133	252,675.79		5,554.97		-29,438.56				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	11.84%	6 Units	18,819									
	Total Sqft:		26 Units	158,952	252,675.79								
Grand Total:													
	Occupied Sqft:	77.73%	42 Units	381,882	751,277.29		90,937.00		-20,362.96				
	Leased/Unoccupied Sqft:		0 Units	0									
	Vacant Sqft:	22.27%	15 Units	109,387									
	Total Sqft:		57 Units	491,269	751,277.29								


City of Brea
Water Division
2012
WATER QUALITY REPORT
BREA SPORTS PARK
2332 EAST BIRCH STREET

Information You Should Know About the Quality of Your Drinking Water

Disinfectants and Disinfection Byproducts

Disinfection of drinking water was one of the major public health advances in the 20th century. Disinfection was a major factor in reducing waterborne disease epidemics caused by pathogenic bacteria and viruses, and it remains an essential part of drinking water treatment today.

Chlorine disinfection has almost completely eliminated from our lives the risks of microbial waterborne diseases. Chlorine is added to your drinking water at the source of supply (groundwater well or surface water treatment plant). Enough chlorine is added so that it does not completely dissipate through the distribution system pipes. This "residual" chlorine helps to prevent the growth of bacteria in the pipes that carry drinking water from the source into your home.

However, chlorine can react with naturally-occurring materials in the water to form unintended chemical byproducts, called disinfection byproducts (DBPs), which may pose health risks. A major challenge is how to balance the risks from microbial pathogens and DBPs. It is important to provide protection from these microbial pathogens while simultaneously ensuring decreasing health risks from disinfection byproducts. The Safe Drinking Water Act requires the USEPA to develop rules to achieve these goals.

Trihalomethanes (THMs) and Haloacetic Acids (five) (HAA5) are the most common and most studied DBPs found in drinking water treated with chlorine. In 1979, the USEPA set the maximum amount of total THMs allowed in drinking water at 100 parts per billion as an annual running average. Effective in January 2002, the Stage 1 Disinfectants / Disinfection Byproducts Rule lowered the total THM maximum annual average level to 80 parts per billion and added HAA5 to the list of regulated chemicals in drinking water. Your drinking water complies with the Stage 1 Disinfectants / Disinfection Byproducts Rule.

Stage 2 of the regulation was finalized by USEPA in 2006, which further controls allowable levels of DBPs in drinking water without compromising disinfection itself. A required distribution system evaluation was completed in 2008 and a Stage 2 monitoring plan has been approved by CDPH. Full Stage 2 compliance begins in 2012.

What are Water Quality Standards?

Drinking water standards established by USEPA and CDPH set limits for substances that may affect consumer health or aesthetic qualities of drinking water. The chart in this report shows the following types of water quality standards:

- **Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible.
- **Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Secondary MCLs** are set to protect the odor, taste, and appearance of drinking water.
- **Primary Drinking Water Standard:** MCLs for contaminants that affect health along with their monitoring and reporting requirements and water treatment requirements.
- **Regulatory Action Level (AL):** The concentration of a contaminant, which, if exceeded, triggers treatment or other requirements that a water system must follow.

How are Contaminants Measured?

Water is sampled and tested throughout the year. Contaminants are measured in:

- parts per million (ppm) or milligrams per liter (mg/L)
- parts per billion (ppb) or micrograms per liter (µg/L)
- parts per trillion (ppt) or nanograms per liter (ng/L)

What is a Water Quality Goal?

In addition to mandatory water quality standards, USEPA and CDPH have set voluntary water quality goals for some contaminants. Water quality goals are often set at such low levels that they are not achievable in practice and are not directly measurable. Nevertheless, these goals provide useful guideposts and direction for water management practices. The chart in this report includes three types of water quality goals:

- **Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by USEPA.
- **Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Public Health Goal (PHG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

2011 City of Brea Imported Groundwater Quality

Chemical	MCL	PHG (MCLG)	Average Amount	Range of Detections	MCL Violation?	Most Recent Sampling Date	Typical Source of Contaminant
Radiologicals							
Alpha Radiation (pCi/L)	15	(0)	<3	ND – 7.5	No	2006	Erosion of Natural Deposits
Uranium (pCi/L)	20	0.43	2.6	2.0 – 5.0	No	2006	Erosion of Natural Deposits
Organic Chemicals							
Tetrachloroethylene, PCE (ppb)	5	0.06	0.1	ND – 0.66	No	2011	Industrial Discharge
Trichloroethylene, TCE (ppb)	5	1.7	0.8	0.58 – 2.1	No	2011	Industrial Discharge
Inorganic Chemicals							
Barium (ppm)	1	2	0.12	0.12	No	2011	Erosion of Natural Deposits
Fluoride (ppm)	2	1	0.33	0.31 – 0.34	No	2011	Erosion of Natural Deposits
Nitrate (ppm as NO_3)	45	45	16	7.4 – 20	No	2011	Fertilizers, Septic Tanks
Nitrate + Nitrite (ppm as N)	10	10	4.2	4.1 – 4.2	No	2011	Fertilizers, Septic Tanks
Perchlorate (ppb)	6	6	0.7	ND – 2.7	No	2011	Industrial Discharge
Secondary Standards*							
Chloride (ppm)	500*	n/a	20	19 – 21	No	2011	Erosion of Natural Deposits
MBAS – Surfactants (ppb)	500*	n/a	50	ND – 100	No	2011	Erosion of Natural Deposits
Odor (threshold odor number)	3*	n/a	1	1	No	2011	Erosion of Natural Deposits
Specific Conductance (µmho/cm)	1,600*	n/a	500	480 – 520	No	2011	Erosion of Natural Deposits
Sulfate (ppm)	500*	n/a	41	36 – 45	No	2011	Erosion of Natural Deposits
Total Dissolved Solids (ppm)	1,000*	n/a	310	290 – 320	No	2011	Erosion of Natural Deposits
Turbidity (ntu)	5*	n/a	0.02	ND – 0.1	No	2011	Erosion of Natural Deposits
Unregulated Contaminants Requiring Monitoring							
Alkalinity, total (ppm as $CaCO_3$)	Not Regulated	n/a	170	160 – 180	n/a	2011	Erosion of Natural Deposits
Bicarbonate (ppm as HCO_3)	Not Regulated	n/a	210	190 – 220	n/a	2011	Erosion of Natural Deposits
Calcium (ppm)	Not Regulated	n/a	67	62 – 71	n/a	2011	Erosion of Natural Deposits
Hardness, total (ppm as $CaCO_3$)	Not Regulated	n/a	230	220 – 230	n/a	2011	Erosion of Natural Deposits
pH (pH units)	Not Regulated	n/a	7.7	7.5 – 7.9	n/a	2011	Erosion of Natural Deposits
Potassium (ppm)	Not Regulated	n/a	3.6	3.5 – 3.6	n/a	2011	Erosion of Natural Deposits
Sodium (ppm)	Not Regulated	n/a	16	15 – 16	n/a	2011	Erosion of Natural Deposits
tert-Butyl alcohol (ppb)	Not Regulated	n/a	1.7	ND – 3.4	n/a	2008	Erosion of Natural Deposits
Vanadium (ppb)	Not Regulated	n/a	2.0	ND – 3.9	n/a	2011	Erosion of Natural Deposits

ppb = parts-per-billion; **ppm** = parts-per-million; **ppt** = parts-per-trillion; **pCi/L** = pico curies per liter; **ntu** = nephelometric turbidity units; **ND** = not detected; **n/a** = not applicable; **MCL** = Maximum Contaminant Level; **(MCLG)** = federal MCL Goal; **PHG** = California Public Health Goal; **NL** = Notification Level; **<** = average is less than the reporting limit *Contaminant is regulated by a secondary standard to maintain aesthetic qualities (taste, odor, color).

2011 City of Brea Distribution System Water Quality

Disinfection Byproducts	MCL (MRDL/MRDLG)	Average Amount	Range of Detections	MCL Violation?	Typical Source of Contaminant
Total Trihalomethanes (ppb)	80	25	1.2 – 64	No	Byproducts of Chlorine Disinfection
Haloacetic Acids (ppb)	60	10	ND – 36	No	Byproducts of Chlorine Disinfection
Chlorine Residual (ppm)	(4 / 4)	1.1	0.2 – 2.3	No	Disinfectant Added for Treatment
Aesthetic Quality					
Odor (threshold odor number)	3*	1	1	No	Erosion of Natural Deposits
Turbidity (ntu)	5*	0.1	ND – 0.3	No	Erosion of Natural Deposits

Ten locations in the distribution system are tested quarterly for total trihalomethanes and haloacetic acids, and monthly for color, odor and turbidity. Color was not detected in 2011.
MRDL = Maximum Residual Disinfectant Level; **MRDLG** = Maximum Residual Disinfectant Level Goal; **ntu** = nephelometric turbidity units; **ND** = not detected
*Contaminant is regulated by a secondary standard to maintain aesthetic qualities (taste, odor, color).

Bacterial Quality	MCL	MCLG	Highest Monthly Positive Samples	MCL Violation?	Typical Source of Contaminant
Total Coliform Bacteria	5%	0	1.0%	No	Naturally Present in the Environment

No more than 5% of the monthly samples may be positive for total coliform bacteria.
The occurrence of 2 consecutive total coliform positive samples, one of which contains fecal coliform/*E. coli*, constitutes an acute MCL violation.

Lead and Copper Action Levels at Residential Taps

Action Level	AL	# Sites	# Exceeding AL	MCL Violation?	Typical Source
Lead (ppb)	15	30	0	No	Corrosion of Household Plumbing
Copper (ppm)	1.3	30	0	No	Corrosion of Household Plumbing

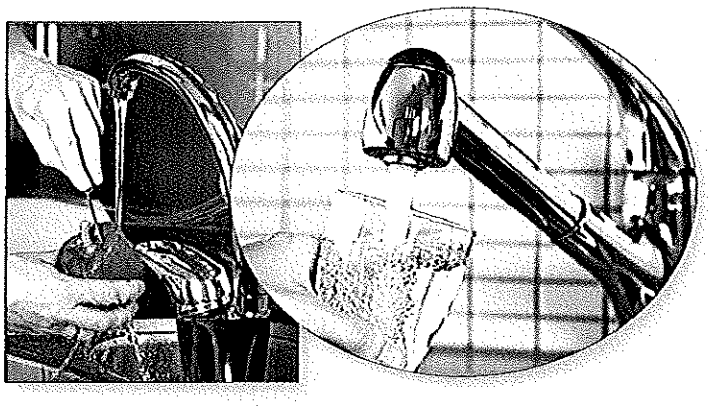
Every three years, 30 residences are tested for lead and copper at the tap. If more than 10% of the sites exceed the AL, additional monitoring ensues. If exceeded a second time, treatment is required and annually thereafter, until a subsequent action level is not exceeded. If the concentration of lead or copper in the source water exceeds the action level, a treatment technique may be required by the California Department of Public Health.

About Lead in Tap Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing.

The City of Brea Water Division is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking.

If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or on the web at: www.epa.gov/safewater/lead.



Want Additional Information? There's a wealth of information on the internet about Drinking Water Quality and water issues in general. Some good sites — both local and national — to begin your own research are:

City of Brea: www.cityofbrea.net • Municipal Water District of Orange County: www.mwdoc.com

Orange County Water District: www.ocwd.com • Water Education Foundation: www.watereducation.org

Metropolitan Water District of Southern California: www.mwdh2o.com

California Department of Public Health, Division of Drinking Water and Environmental Management www.cdph.ca.gov/certlic/drinkingwater

U.S. Environmental Protection Agency: www.epa.gov/safewater/

California Department of Water Resources: www.water.ca.gov

Water Conservation Tips: www.bewaterwise.com • www.wateruseitwisely.com

Source Water Assessments

Imported (MWDSC) Water Assessment

Every five years, MWDSC is required by CDPH to examine possible sources of drinking water contamination in its State Water Project and Colorado River source waters.

MWDSC has submitted to CDPH its 2010 updates to the Watershed Sanitary Surveys for the Colorado River and State Water Project, which include suggestions for how to better protect these source waters. Both source waters are exposed to stormwater runoff, recreational activities, wastewater discharges, wildlife, fires, and other watershed-related factors that could affect water quality.

Water from the Colorado River is considered to be most vulnerable to contamination from recreation, urban/stormwater runoff, increasing urbanization in the watershed, and wastewater. Water supplies from Northern California's State Water Project are most vulnerable to contamination from urban/stormwater runoff, wildlife, agriculture, recreation, and wastewater.

USEPA also requires MWDSC to complete one Source Water Assessment (SWA) that utilizes information collected in the watershed sanitary surveys. MWDSC completed its SWA in December 2002. The SWA is used to evaluate the vulnerability of water sources to contamination and helps determine whether more protective measures are needed.

A copy of the most recent summary of either Watershed Sanitary Survey or the SWA can be obtained by calling MWDSC at (213) 217-6850.

Groundwater Assessment

An assessment of the drinking water sources for City of Brea Water Division was completed in December 2002. The sources are considered most vulnerable to the following activities associated with contaminants not detected in the water supply: body shops, gas stations, machine shops, metal plating/finishing/fabricating, repair shops, and sewer collection systems.

A copy of the complete assessment is available at Department of Public Health Office of Drinking Water, Santa Ana District, 28 Civic Center Plaza, Room 325, Santa Ana, CA 92701. You may request a summary of the assessment by contacting the City of Brea Water Division at (714) 990-7691.

2011 Metropolitan Water District of Southern California Treated Surface Water

Chemical	MCL	PHG or (MCLG)	Average Amount	Range of Detections	MCL Violation?	Typical Source of Contaminant
Radiologicals – Tested in 2011						
Alpha Radiation (pCi/L)	15	(0)	3	ND – 3	No	Erosion of Natural Deposits
Beta Radiation (pCi/L)	50	(0)	<4	ND – 4	No	Decay of Man-made or Natural Deposits
Uranium (pCi/l)	20	0.43	2	2	No	Erosion of Natural Deposits
Inorganic Chemicals – Tested in 2011						
Aluminum (ppm)	1	0.6	0.14	ND – 0.24	No	Treatment Process Residue, Natural Deposits
Fluoride (ppm) treatment-related	Control Range 0.7 – 1.3 ppm Optimal Level 0.8 ppm		0.8	0.5 – 1.0	No	Water Additive for Dental Health
Nitrate as NO_3 (ppm)	45	45	<2	ND – 2	No	Agriculture Runoff and Sewage
Nitrate + Nitrite as N (ppm)	10	10	< 0.4	ND – 0.4	No	Agriculture Runoff and Sewage
Secondary Standards* – Tested in 2011						
Aluminum (ppb)	200*	600	140	ND – 240	No	Treatment Process Residue, Natural Deposits
Chloride (ppm)	500*	n/a	72	70 – 75	No	Runoff or Leaching from Natural Deposits
Color (color units)	15*	n/a	1	1	No	Runoff or Leaching from Natural Deposits
Odor (threshold odor number)	3*	n/a	2	2	No	Naturally-occurring Organic Materials
Specific Conductance (µmho/cm)	1,600*	n/a	690	320 – 960	No	Substances that Form Ions in Water
Sulfate (ppm)	500*	n/a	160	150 – 170	No	Runoff or Leaching from Natural Deposits
Total Dissolved Solids (ppm)	1,000*	n/a	470	440 – 490	No	Runoff or Leaching from Natural Deposits
Turbidity (ntu)	5*	n/a	0.05	0.03 – 0.25	No	Soil Runoff
Unregulated Chemicals – Tested in 2011						
Alkalinity, total as $CaCO_3$ (ppm)	Not Regulated	n/a	90	48 – 120	n/a	Runoff or Leaching from Natural Deposits
Boron (ppb)	NL = 1,000	n/a	130	130	n/a	Runoff or Leaching from Natural Deposits
Calcium (ppm)	Not Regulated	n/a	51	47 – 55	n/a	Runoff or Leaching from Natural Deposits
Hardness, total as $CaCO_3$ (ppm)	Not Regulated	n/a	190	57 – 270	n/a	Runoff or Leaching from Natural Deposits
Hardness, total (grains/gal)	Not Regulated	n/a	11	3 – 16	n/a	Runoff or Leaching from Natural Deposits
Magnesium (ppm)	Not Regulated	n/a	20	19 – 21	n/a	Runoff or Leaching from Natural Deposits
pH (pH units)	Not Regulated	n/a	8.0	7.0 – 8.6	n/a	Hydrogen Ion Concentration
Potassium (ppm)	Not Regulated	n/a	3.8	3.6 – 4.0	n/a	Runoff or Leaching from Natural Deposits
Sodium (ppm)	Not Regulated	n/a	72	67 – 77	n/a	Runoff or Leaching from Natural Deposits
Total Organic Carbon (ppm)	Not Regulated	TT	2.4	1.7 – 3.0	n/a	Various Natural and Man-made Sources

ppb = parts-per-billion; **ppm** = parts-per-million; **ppt** = parts-per-trillion; **pCi/L** = picoCuries per liter; **ntu** = nephelometric turbidity units; **µmho/cm** = micromhos per centimeter; **ND** = not detected; **<** = average is less than the detection limit for reporting purposes; **MCL** = Maximum Contaminant Level; **(MCLG)** = federal MCL Goal; **PHG** = California Public Health Goal; **NL** = Notification Level; **n/a** = not applicable; **TT** = treatment technique * Contaminant is regulated by a secondary standard.

Turbidity – combined filter effluent Diemer Filtration Plant	Treatment Technique	Turbidity Measurements	TT Violation?	Typical Source of Contaminant
1) Highest single turbidity measurement	0.3 NTU	0.08	No	Soil Runoff
2) Percentage of samples less than 0.3 NTU	95%	100%	No	Soil Runoff

Turbidity is a measure of the cloudiness of the water, an indication of particulate matter, some of which might include harmful microorganisms.
Low turbidity in Metropolitan's treated water is a good indicator of effective filtration. Filtration is called a "treatment technique" (TT).
A treatment technique is a required process intended to reduce the level of contaminants in drinking water that are difficult and sometimes impossible to measure directly.



tional Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

50 0 500 1000

FEET

METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0042J

FIRM

FLOOD INSURANCE RATE MAP

ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 42 OF 539

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BREA, CITY OF	060214	0042	J
FULLERTON, CITY OF	060219	0042	J
ORANGE COUNTY	060212	0042	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06059C0042J

MAP REVISED
DECEMBER 3, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

U.S. Fish and Wildlife Service
National Wetlands Inventory

Brea Campus

Feb 28, 2012



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

APPENDIX M

TERMINOLOGY

TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E 1527-05. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions or additional explanation regarding the meaning of terms.

recognized environmental condition(s) (REC) - the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions.

de minimis conditions – are 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. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

historical recognized environmental condition(s) (HREC) - environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. The final decision rests with the *environmental professional* and will be influenced by the current impact of the *historical recognized environmental condition* on the *property*. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered a *historical recognized environmental condition*.

material threat – a physically observable or *obvious* threat which is reasonably likely to lead to a release that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a *hazardous substance* and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

threat to human health or the environment – a substantial risk of harm to public health or the environment resulting from the presence or likely presence of an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. An example might include a release of a *hazardous substance* in concentrations exceeding applicable governmental agency standards under conditions that could reasonably and foreseeably result in substantial exposure to humans or substantial damage to natural resources. The risk of that exposure or damage would represent a threat to human health or the environment.

generally would not be the subject of an enforcement action – the likelihood that an environmental condition would not be subject to enforcement action if brought to the attention of appropriate governmental agencies. If the circumstances suggest an enforcement action would be less likely than not, then the condition is considered to be generally not the likely the subject of an enforcement action.

APPENDIX C: REGULATORY DATABASE REPORT

PARTNER

Brea Corporate Place & Brea Financial Commons
100, 120 135, 140 & 145 South State College Blvd
Brea, CA 92821

Inquiry Number: 3822206.2s
January 03, 2014

The EDR Radius Map™ Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Map Findings Summary	4
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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

100, 120 135, 140 & 145 SOUTH STATE COLLEGE BLVD
BREA, CA 92821

COORDINATES

Latitude (North):	33.9196000 - 33° 55' 10.56''
Longitude (West):	117.8837000 - 117° 53' 1.32''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	418312.3
UTM Y (Meters):	3753398.8
Elevation:	366 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33117-H8 LA HABRA, CA
Most Recent Revision:	1981
East Map:	33117-H7 YORBA LINDA, CA
Most Recent Revision:	1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2012
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
CAPITAL GROUP CO 140 S STATE COLLEGE BREA, CA 92821	HAZNET	N/A
THE CAPITAL GROUP COMPANIES DBA A 140 S STATE COLLEGE BLVD BREA, CA 92821	HAZNET	N/A
LOWE DEVELOPMENT CORP 145 S STATE COLLEGE BLVD #145 BREA, CA	RCRA-SQG FINDS	CAD982498479

EXECUTIVE SUMMARY

THE CAPITAL GROUP INC 135 S STATE COLLEGE BLVD BREA, CA 92621	HAZNET	N/A
CAPITAL GROUP CO 140 S STATE COLLEGE BREA, CA 92821	HAZNET	N/A
CAPITAL GROUP COMPANY INC 140 SOUTH STATE COLLEGE BREA, CA 92821	HAZNET	N/A
THE CAPITAL GROUP COMPANIES INC 135 S STATE COLLEGE BREA, CA 92821	HAZNET	N/A
BREA BUILDING SITE K JOINT VEN 135-145 S. STATE COLLEGE BLVD BREA, CA 92621	EMI	N/A
THE CAPITAL GROUP COMPANIES INC 135 S STATE COLLEGE BLVD BREA, CA 92821	HAZNET	N/A
BREA BUILDING SITE K JOINT VEN 135-145 S STATE COLLEGE BLVD BREA, CA 92621	EMI	N/A
THE CAPITAL GROUP 135 S STATE COLLEGE BLVD BREA, CA 92621	CA FID UST	N/A
145 S STATE COLLEGE BLVD 145 S STATE COLLEGE BLVD BREA, CA 92821	EDR US Hist Auto Stat	N/A
CAPITAL GROUP CO 140 S STATE COLLEGE BLVD BREA, CA 92821	HAZNET	N/A
THE CAPITAL GROUP 135 S STATE COLLEGE BLVD BREA, CA 92821	UST SWEEPS UST	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls
LUCIS ---------- Land Use Control Information System

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST ---- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---- Underground Storage Tanks on Indian Land
FEMA UST ---- Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing
VCP ---- Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
WMUDS/SWAT ---- Waste Management Unit Database
SWRCY ---- Recycler Database
HAULERS ---- Registered Waste Tire Haulers Listing
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ---- Clandestine Drug Labs
HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
Toxic Pits ---- Toxic Pits Cleanup Act Sites
CDL ---- Clandestine Drug Labs
US HIST CDL ---- National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

HIST UST ---- Hazardous Substance Storage Container Database

Local Land Records

LIENS 2 ---- CERCLA Lien Information
LIENS ---- Environmental Liens Listing
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System

CHMIRS California Hazardous Material Incident Report System
LDS Land Disposal Sites Listing
MCS Military Cleanup Sites Listing
Orange Co. Industrial Site List of Industrial Site Cleanups
SPILLS 90 SPILLS 90 data from FirstSearch

Other Ascertainable Records

DOT OPS Incident and Accident Data
DOD Department of Defense Sites
FUDS Formerly Used Defense Sites
CONSENT Superfund (CERCLA) Consent Decrees
ROD Records Of Decision
UMTRA Uranium Mill Tailings Sites
US MINES Mines Master Index File
TRIS Toxic Chemical Release Inventory System
TSCA Toxic Substances Control Act
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
SSTS Section 7 Tracking Systems
ICIS Integrated Compliance Information System
PADS PCB Activity Database System
MLTS Material Licensing Tracking System
RADINFO Radiation Information Database
RAATS RCRA Administrative Action Tracking System
RMP Risk Management Plans
CA BOND EXP. PLAN Bond Expenditure Plan
NPDES NPDES Permits Listing
UIC UIC Listing
Cortese "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings CUPA Resources List
Notify 65 Proposition 65 Records
WIP Well Investigation Program Case List
ENF Enforcement Action Listing
INDIAN RESERV Indian Reservations
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
PRP Potentially Responsible Parties
EPA WATCH LIST EPA WATCH LIST
WDS Waste Discharge System
PROC Certified Processors Database
Financial Assurance Financial Assurance Information Listing
2020 COR ACTION 2020 Corrective Action Program List
US AIRS Aerometric Information Retrieval System Facility Subsystem
PCB TRANSFORMER PCB Transformer Registration Database
LEAD SMELTERS Lead Smelter Sites
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
US FIN ASSUR Financial Assurance Information
HWP EnviroStor Permitted Facilities Listing
COAL ASH DOE Steam-Electric Plant Operation Data
HWT Registered Hazardous Waste Transporter Database
MWMP Medical Waste Management Program Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 09/10/2013 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BREA MARKET PLACE CLEANERS	***975 E BIRCH ST STE H***	***SW 1/8 - 1/4 (0.145 mi.)***	***B16***	***17***
TARGET STORE NO 2482	855 E BIRCH ST	WSW 1/8 - 1/4 (0.242 mi.)	21	23

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 11/06/2013 has revealed that there are 6 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BRISTOL INDUSTRIES	***630 E LAMBERT ST***	***NNW 1/4 - 1/2 (0.401 mi.)***	***F28***	***32***
Status: Inactive - Needs Evaluation				
CIRTECH BREA	***351 THOR PL***	***WNW 1/2 - 1 (0.519 mi.)***	***31***	***41***
Status: Inactive - Needs Evaluation				

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KIRKHILL RUBBER CO Status: Refer: RCRA	***360 EAST CYPRESS***	***WNW 1/2 - 1 (0.696 mi.)***	***32***	***48***
GORDONS AUTO REPAIR Status: No Further Action	318 NORTH ORANGE	WNW 1/2 - 1 (0.719 mi.)	G33	65
MCGRAW, JAS E & SONS Status: No Further Action	320 NORTH ORANGE	WNW 1/2 - 1 (0.719 mi.)	G34	66
STEARNS FEE PROPERTY Status: Inactive - Needs Evaluation	***WILDCAT WAY/TONNER CANY***	***NE 1/2 - 1 (0.819 mi.)***	***35***	***68***

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 10/16/2013 has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAX POLING Status: Completed - Case Closed	***302 OAK PL***	***NW 1/8 - 1/4 (0.245 mi.)***	***D22***	***25***
ALBERTSON'S FOOD CENTERS	***1180 LAMBERT***	***NE 1/4 - 1/2 (0.469 mi.)***	***30***	***40***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CITY OF BREA	1 CIVIC CENTER	SW 1/8 - 1/4 (0.219 mi.)	C17	20
CITY OF BREA Status: Completed - Case Closed	***1 CIVIC CENTER***	***WSW 1/4 - 1/2 (0.346 mi.)***	***24***	***28***
USPS BREA POST OFFICE Status: Completed - Case Closed	***700 E BIRCH ST***	***WSW 1/4 - 1/2 (0.403 mi.)***	***29***	***33***

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 10/16/2013 has revealed that there are 4 SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CALRESOURCES (BERM MIXING FACI Facility Status: Completed - Case Closed	NORTH BREA & TONNER ROA	NW 1/4 - 1/2 (0.378 mi.)	E25	30
UNOCAL OIL LEASES, BREA Facility Status: Open - Remediation		NW 1/4 - 1/2 (0.378 mi.)	E26	31
BRISTOL INDUSTRIES Facility Status: Completed - Case Closed	630 EAST LAMBERT	NNW 1/4 - 1/2 (0.401 mi.)	F27	31
BRISTOL INDUSTRIES	***630 E LAMBERT ST***	***NNW 1/4 - 1/2 (0.401 mi.)***	***F28***	***32***

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 10/16/2013 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAX POLING	*302 OAK PL*	*NW 1/8 - 1/4 (0.245 mi.)*	*D23*	*28*

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAX POLING	*302 OAK PL*	*NW 1/8 - 1/4 (0.245 mi.)*	*D22*	*25*
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
BREA CITY OF	*1 CIVIC CENTER CL*	*SW 1/8 - 1/4 (0.219 mi.)*	*C18*	*21*

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MAX POLING	*302 OAK PL*	*NW 1/8 - 1/4 (0.245 mi.)*	*D23*	*28*
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
BREA CITY OF	*1 CIVIC CENTER CL*	*SW 1/8 - 1/4 (0.219 mi.)*	*C18*	*21*

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/10/2013 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALPHA ENVIRO RECOVERY SYSTEMS	317 POMELO AVE	NNW 1/8 - 1/4 (0.225 mi.)	19	22

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALBERTSON'S FOOD CENTERS	***1180 LAMBERT***	***NE 1/4 - 1/2 (0.469 mi.)***	***30***	***40***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
CITY OF BREA	***1 CIVIC CENTER***	***WSW 1/4 - 1/2 (0.346 mi.)***	***24***	***28***
USPS BREA POST OFFICE	***700 E BIRCH ST***	***WSW 1/4 - 1/2 (0.403 mi.)***	***29***	***33***

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 09/10/2013 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BREA MARKET PLACE CLEANERS	***975 E BIRCH ST STE H***	***SW 1/8 - 1/4 (0.145 mi.)***	***B16***	***17***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include

gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is 1 EDR US Hist Auto Stat site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	351 GUAVA PL	NNE 1/8 - 1/4 (0.237 mi.)	20	23

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	975 E BIRCH ST	SW 1/8 - 1/4 (0.145 mi.)	B15	17

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

Site Name	Database(s)
3 ABBEY LANE	VCP AST
BREA CITY NO. 2	WMUDS/SWAT
LANDFILLOLINDA ALPHA	WMUDS/SWAT, Orange Co. Industrial Site, WDS
OLINDA RANCH	RCRA-SQG, FINDS, HAZNET
AERA ENERGY LLC BREA UNIT	RCRA-LQG, HAZNET
PCE INDUSTRY, INC.	RCRA-SQG
MOBIL OIL CORP BREA LSE	RCRA NonGen / NLR, FINDS
CITY OF BREA	FINDS
BREA CITY DUMP #2	FINDS
BREA CITY DUMP #1	FINDS
FORMER BREA GUN CLUB	Orange Co. Industrial Site
BREA GUN CLUB- STEARNS LEASE	Orange Co. Industrial Site
BREA, CITY OF	SLIC
CITY OF BREA	SLIC
CALRESOURCES (BERM MIXING FAC)	SLIC
VULCAN MATERIALS CO.	US MINES
ROBERTSONS READY MIX, INC.	US MINES
EL TORO MATERIALS CO.	US MINES
NUEVO ENERGY - TENTATIVE TRACT #16	ENVIROSTOR

OVERVIEW MAP - 3822206.2s



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

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

SITE NAME:	Brea Corporate Place & Brea Financial Commons	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	100, 120 135, 140 & 145 South State College Blvd Brea CA 92821	CONTACT:	Alex Flores
LAT/LONG:	33.9196 / 117.8837	INQUIRY #:	3822206.2s
		DATE:	January 03, 2014 12:39 pm

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DETAIL MAP - 3822206.2s



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

SITE NAME:	Brea Corporate Place & Brea Financial Commons	CLIENT:	Partner Engineering and Science, Inc.
ADDRESS:	100, 120 135, 140 & 145 South State College Blvd Brea CA 92821	CONTACT:	Alex Flores
LAT/LONG:	33.9196 / 117.8837	INQUIRY #:	3822206.2s
		DATE:	January 03, 2014 12:40 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250	1	0	2	NR	NR	NR	3
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	1	5	NR	6
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	2	3	NR	NR	5

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	4	NR	NR	4
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250	1	0	1	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250	1	0	2	NR	NR	NR	3
HIST UST	0.250		0	0	NR	NR	NR	0
SWEEPS UST	0.250	1	0	2	NR	NR	NR	3
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
Orange Co. Industrial Site	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	0	3	NR	NR	3
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	1	NR	NR	NR	1
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP	8	NR	NR	NR	NR	NR	8
EMI	TP	2	NR	NR	NR	NR	NR	2
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250	1	0	1	NR	NR	NR	2
EDR US Hist Cleaners	0.250		0	1	NR	NR	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **CAPITAL GROUP CO** **HAZNET** **S112915019**
Target **140 S STATE COLLEGE** **N/A**
Property **BREA, CA 92821**

Site 1 of 14 in cluster A

Actual:
366 ft.

HAZNET:

Year:	2001
Gepaid:	CAC002355015
Contact:	DEBRA BOWEN/FACIL
Telephone:	7142575728
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE
Mailing City,St,Zip:	BREA, CA 928210000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	1.25
Facility County:	Orange

A2 **THE CAPITAL GROUP COMPANIES DBA AMERICAN FUNDS SVC CO** **HAZNET** **S113152323**
Target **140 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92821**

Site 2 of 14 in cluster A

Actual:
366 ft.

HAZNET:

Year:	2008
Gepaid:	CAL000331663
Contact:	DANA BEDDLE
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	140 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215819
Gen County:	Not reported
TSD EPA ID:	TXD077603371
TSD County:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.15
Facility County:	Orange

Year:	2008
Gepaid:	CAL000331663
Contact:	DANA BEDDLE
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	140 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215819
Gen County:	Not reported
TSD EPA ID:	TXD077603371
TSD County:	Not reported
Waste Category:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2
Facility County:	Orange

A3 Target Property **LOWE DEVELOPMENT CORP**
145 S STATE COLLEGE BLVD #145
BREA, CA

RCRA-SQG **1000196425**
FINDS **CAD982498479**

Site 3 of 14 in cluster A

Actual: 366 ft.

RCRA-SQG:

Date form received by agency:	02/08/1990
Facility name:	LOWE DEVELOPMENT CORP
Facility address:	145 S STATE COLLEGE BLVD #145 BREA, CA 92821
EPA ID:	CAD982498479
Contact:	ENVIRONMENTAL MANAGER
Contact address:	145 S STATE COLLEGE BLVD #145 BREA, CA 92621
Contact country:	US
Contact telephone:	(714) 671-2133
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	BREA BLDG SITE ONE
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No

LOWE DEVELOPMENT CORP (Continued) **1000196425**

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110006479943

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

A4 **THE CAPITAL GROUP INC** **HAZNET** **S113163858**
Target **135 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92621**

Site 4 of 14 in cluster A

Actual:
366 ft.

HAZNET:
Year: 2008
Gepaid: CAL912823992
Contact: DANA BEDDIE / FACILITIES COORD
Telephone: 7146727435
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215804
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.3
Facility County: Orange

Year: 2008
Gepaid: CAL912823992
Contact: DANA BEDDIE / FACILITIES COORD
Telephone: 7146727435
Mailing Name: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing City,St,Zip: BREA, CA 928215804
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Tank bottom waste
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.72975
Facility County: Orange

THE CAPITAL GROUP INC (Continued) **S113163858**

Year:	2008
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Tank bottom waste
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.72975
Facility County:	Orange

Year:	2008
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Not reported
TSD EPA ID:	TXD077603371
TSD County:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.3
Facility County:	Orange

Year:	2007
Gepaid:	CAL912823992
Contact:	DANA BEDDIE / FACILITIES COORD
Telephone:	7146727435
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 928215804
Gen County:	Not reported
TSD EPA ID:	TXD077603371
TSD County:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.81
Facility County:	Orange

Click this hyperlink while viewing on your computer to access
25 additional CA_HAZNET: record(s) in the EDR Site Report.

A5 **CAPITAL GROUP CO** **HAZNET** **S112908117**
Target **140 S STATE COLLEGE** **N/A**
Property **BREA, CA 92821**

Site 5 of 14 in cluster A

Actual:
366 ft.

HAZNET:

Year:	2000
Gepaid:	CAC002269673
Contact:	DEBRA BOWEN/FAC
Telephone:	7142575728
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE
Mailing City,St,Zip:	BREA, CA 928210000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.83
Facility County:	Orange

A6 **CAPITAL GROUP COMPANY INC** **HAZNET** **S112910358**
Target **140 SOUTH STATE COLLEGE** **N/A**
Property **BREA, CA 92821**

Site 6 of 14 in cluster A

Actual:
366 ft.

HAZNET:

Year:	2001
Gepaid:	CAC002295369
Contact:	DEBBIE BOWEN/FACILITIES
Telephone:	7142575728
Mailing Name:	Not reported
Mailing Address:	135 SOUTH STATE COLLEGE
Mailing City,St,Zip:	BREA, CA 928210000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.12
Facility County:	Orange

Year:	2000
Gepaid:	CAC002295369
Contact:	DEBBIE BOWEN/FACILITIES
Telephone:	7142575728
Mailing Name:	Not reported
Mailing Address:	135 SOUTH STATE COLLEGE
Mailing City,St,Zip:	BREA, CA 928210000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Unspecified aqueous solution
Disposal Method:	Recycler
Tons:	0.12
Facility County:	Orange

A7 **THE CAPITAL GROUP COMPANIES INC** **HAZNET** **S112939992**
Target **135 S STATE COLLEGE** **N/A**
Property **BREA, CA 92821**

Site 7 of 14 in cluster A

Actual:
366 ft.

HAZNET:

Year:	2005
Gepaid:	CAC002581403
Contact:	RON NYE
Telephone:	7142575667
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE
Mailing City,St,Zip:	BREA, CA 92821
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues 10 percent or more
Disposal Method:	Recycler
Tons:	0.2
Facility County:	Orange

Year:	2004
Gepaid:	CAC002581403
Contact:	RON NYE
Telephone:	7142575667
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE
Mailing City,St,Zip:	BREA, CA 92821
Gen County:	Not reported
TSD EPA ID:	CAD008252405
TSD County:	Not reported
Waste Category:	Unspecified solvent mixture
Disposal Method:	Not reported
Tons:	0.84
Facility County:	Orange

A8 **BREA BUILDING SITE K JOINT VEN** **EMI** **S106827300**
Target **135-145 S. STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92621**

Site 8 of 14 in cluster A

Actual:
366 ft.

EMI:

Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	72143
Air District Name:	SC
SIC Code:	6512
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

A9 **THE CAPITAL GROUP COMPANIES INC** **HAZNET** **S112921272**
Target **135 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92821**

Site 9 of 14 in cluster A

Actual:
366 ft.

HAZNET:

Year:	2002
Gepaid:	CAC002550650
Contact:	DAVID LIEBERMAN
Telephone:	7142575565
Mailing Name:	Not reported
Mailing Address:	135 S STATE COLLEGE BLVD
Mailing City,St,Zip:	BREA, CA 92821
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	0.35
Facility County:	Orange

A10 **BREA BUILDING SITE K JOINT VEN** **EMI** **S106827299**
Target **135-145 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92621**

Site 10 of 14 in cluster A

Actual:
366 ft.

EMI:

Year:	1993
County Code:	30
Air Basin:	SC
Facility ID:	72143
Air District Name:	SC
SIC Code:	6512
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1995
County Code:	30
Air Basin:	SC
Facility ID:	72143
Air District Name:	SC
SIC Code:	6512
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0

BREA BUILDING SITE K JOINT VEN (Continued) **S106827299**

Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

A11 **THE CAPITAL GROUP** **CA FID UST** **U002096369**
Target **135 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92621**

Site 11 of 14 in cluster A

Actual: 366 ft.

CA FID UST:
Facility ID: 30017672
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7146717000
Mail To: Not reported
Mailing Address: 135 S STATE COLLEGE BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: BREA 92621
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

A12 **EDR US Hist Auto Stat** **1015230164**
Target **145 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92821**

Site 12 of 14 in cluster A

Actual: 366 ft.

EDR Historical Auto Stations:
Name: CHEVRON PRODUCTS CO
Year: 2002
Address: 145 S STATE COLLEGE BLVD

Name: CHEVRON PRODUCTS CO
Year: 2003
Address: 145 S STATE COLLEGE BLVD

Name: CHEVRON USA INC
Year: 2004
Address: 145 S STATE COLLEGE BLVD

Name: CHEVRON PRODUCTS CO
Year: 2006
Address: 145 S STATE COLLEGE BLVD

Name: CHEVRON PRODUCTS CO
Year: 2007
Address: 145 S STATE COLLEGE BLVD

Name: CHEVRON PRODUCTS CO

(Continued) **1015230164**

Year: 2008
Address: 145 S STATE COLLEGE BLVD

Name: CHEVRON U S A INC 209098
Year: 2009
Address: 145 S STATE COLLEGE BLVD

Name: CHEVRON
Year: 2011
Address: 145 S STATE COLLEGE BLVD

Name: CHEVRON
Year: 2012
Address: 145 S STATE COLLEGE BLVD

A13 **CAPITAL GROUP CO** **HAZNET** **S112966682**
Target **140 S STATE COLLEGE BLVD** **N/A**
Property **BREA, CA 92821**

Site 13 of 14 in cluster A

Actual: 366 ft.

HAZNET:
Year: 2008
Gepaid: CAC002624866
Contact: REID MCCARTNEY
Telephone: 9499755995
Mailing Name: Not reported
Mailing Address: 6455 IRVINE CENTER DR
Mailing City,St,Zip: IRVINE, CA 926184518
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.15
Facility County: Orange

A14 **THE CAPITAL GROUP** **UST** **U003433511**
Target **135 S STATE COLLEGE BLVD** **SWEEPS UST** **N/A**
Property **BREA, CA 92821**

Site 14 of 14 in cluster A

Actual: 366 ft.

UST:
Facility ID: 11478
Latitude: 33.91697
Longitude: -117.88292

SWEEPS UST:
Status: Active
Comp Number: 11478
Number: 9
Board Of Equalization: Not reported
Referral Date: 09-30-92
Action Date: 09-15-92

THE CAPITAL GROUP (Continued) **U003433511**

Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	Not reported
Swrcb Tank Id:	30-000-011478-000001
Actv Date:	Not reported
Capacity:	4000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	1

B15 **EDR US Hist Cleaners** **1015109324**
SW **975 E BIRCH ST** **N/A**
1/8-1/4 **BREA, CA 92821**
0.145 mi.
764 ft. **Site 1 of 2 in cluster B**

Relative:
Lower

Actual:
364 ft.

EDR Historical Cleaners:

Name:	BREA MARKET PLACE CLEANERS
Year:	2001
Address:	975 E BIRCH ST
Name:	BREA MARKETPLACE CLEANERS
Year:	2002
Address:	975 E BIRCH ST
Name:	BREA MARKETPLACE CLEANERS
Year:	2004
Address:	975 E BIRCH ST
Name:	BREA MARKETPLACE CLEANERS
Year:	2005
Address:	975 E BIRCH ST
Name:	BREA MARKETPLACE CLEANERS
Year:	2006
Address:	975 E BIRCH ST

B16 **BREA MARKET PLACE CLEANERS** **RCRA-SQG** **1000593267**
SW **975 E BIRCH ST STE H** **FINDS** **CAD982437741**
1/8-1/4 **BREA, CA** **Orange Co. Industrial Site**
0.145 mi. **DRYCLEANERS**
764 ft. **Site 2 of 2 in cluster B** **HAZNET**

Relative:
Lower

Actual:
364 ft.

RCRA-SQG:

Date form received by agency:	03/20/1991
Facility name:	BREA MARKET PLACE CLEANERS
Facility address:	975 E BIRCH ST STE H BREA, CA 92821
EPA ID:	CAD982437741
Contact:	ENVIRONMENTAL MANAGER
Contact address:	975 E BIRCH ST STE H BREA, CA 92621
Contact country:	US
Contact telephone:	(714) 255-0555
Contact email:	Not reported

BREA MARKET PLACE CLEANERS (Continued) **1000593267**

EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: HAMLET HAROANTIAN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110006478631

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA

BREA MARKET PLACE CLEANERS (Continued) **1000593267**

program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Orange Co. Industrial Site:
Case ID: 11IC008
Region: ORANGE
Record ID: RO0003560
Current Status: CLOSED 7/6/2012
Closure Type: Closure certification issued
Released Chemical: Not reported

DRYCLEANERS:
EPA Id: CAL000298219
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 09/06/2005
Facility Active: No
Inactive Date: 06/30/2009
Facility Addr2: Not reported
Owner Name: ZHIRAIR NOVRUZYAN
Owner Address: 975 E BIRCH ST STE H
Owner Address 2: Not reported
Owner Telephone: 7142550555
Contact Name: ZHIRAIR NOVRUZYAN
Contact Address: 628 W OLEANDER
Contact Address 2: Not reported
Contact Telephone: 7145292405
EDR Link ID: CAL000298219

HAZNET:
Year: 2004
Gepaid: CAD982437741
Contact: MNGR JOHN NOVRUZIAN
Telephone: 7142550555
Mailing Name: Not reported
Mailing Address: 975 E BIRCH ST STE H
Mailing City,St,Zip: BREA, CA 928215828
Gen County: Not reported
TSD EPA ID: IND000646943
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Treatment, Incineration
Tons: 0.22
Facility County: Orange

Year: 2004
Gepaid: CAD982437741
Contact: MNGR JOHN NOVRUZIAN
Telephone: 7142550555
Mailing Name: Not reported
Mailing Address: 975 E BIRCH ST STE H
Mailing City,St,Zip: BREA, CA 928215828
Gen County: Not reported

BREA MARKET PLACE CLEANERS (Continued) **1000593267**

TSD EPA ID:	IND000646943
TSD County:	Not reported
Waste Category:	Solids or sludges with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	Recycler
Tons:	0.3
Facility County:	Orange

C17 **CITY OF BREA** **LUST** **S105032950**
SW **1 CIVIC CENTER** **N/A**
1/8-1/4 **BREA, CA 92621**
0.219 mi.
1158 ft. **Site 1 of 2 in cluster C**

Relative:
Lower

Actual:
362 ft.

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083000772T
Local Case Num:	87UT262
Case Type:	Other ground water affected
Substance:	Diesel
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605900611
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	12/22/1987
Enforcement Date:	Not reported
Close Date:	7/31/1991
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9175309
Longitude:	-117.8867663
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0

CITY OF BREA (Continued) **S105032950**

MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	RS
Staff Initials:	AD
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

C18 **BREA CITY OF** **CA FID UST** **S101589555**
SW **1 CIVIC CENTER CL** **SWEEPS UST** **N/A**
1/8-1/4 **BREA, CA 92621**
0.219 mi.
1158 ft. **Site 2 of 2 in cluster C**

Relative:
Lower

Actual:
362 ft.

CA FID UST:

Facility ID:	30017536
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7149907789
Mail To:	Not reported
Mailing Address:	1 CIVIC CENTER CIR
Mailing Address 2:	Not reported
Mailing City,St,Zip:	BREA 92621
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	Active
Comp Number:	6293
Number:	9
Board Of Equalization:	Not reported
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	Not reported
Swrcb Tank Id:	30-000-006293-000005
Actv Date:	Not reported
Capacity:	1000
Tank Use:	M.V. FUEL
Stg:	P
Content:	DIESEL
Number Of Tanks:	1

19
NNW
1/8-1/4
0.225 mi.
1190 ft.

ALPHA ENVIRO RECOVERY SYSTEMS INC
317 POMELO AVE
BREA, CA 92821

RCRA NonGen / NLR

1012176078
CAR000199190

Relative:
Higher

Actual:
382 ft.

RCRA NonGen / NLR:

Date form received by agency:	03/10/2009
Facility name:	ALPHA ENVIRO RECOVERY SYSTEMS INC
Facility address:	317 POMELO AVE BREA, CA 92821
EPA ID:	CAR000199190
Mailing address:	PO BOX 1003 PLACENTIA, CA 92870
Contact:	DARYL NICKELL
Contact address:	PO BOX 1003 PLACENTIA, CA 92870
Contact country:	US
Contact telephone:	714-926-6496
Contact email:	Not reported
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	DARYL NICKELL
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	12/02/1994
Owner/Op end date:	Not reported

Owner/operator name:	DARYL NICKELL
Owner/operator address:	317 POMELO AVE BREA, CA 92821
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	12/02/1994
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No

ALPHA ENVIRO RECOVERY SYSTEMS INC (Continued) **1012176078**

Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

20
NNE
1/8-1/4
0.237 mi.
1250 ft.

Relative:
Higher

Actual:
385 ft.

351 GUAVA PL
BREA, CA 92821

EDR US Hist Auto Stat **1015443489**
N/A

EDR Historical Auto Stations:
Name: CAR SHOP
Year: 2001
Address: 351 GUAVA PL

Name: CAR SHOP
Year: 2002
Address: 351 GUAVA PL

21
WSW
1/8-1/4
0.242 mi.
1277 ft.

Relative:
Lower

Actual:
364 ft.

TARGET STORE NO 2482
855 E BIRCH ST
BREA, CA 92821

RCRA-SQG **1014465412**
CAR000218826

RCRA-SQG:
Date form received by agency: 04/11/2011
Facility name: TARGET STORE NO 2482
Facility address: 855 E BIRCH ST
BREA, CA 92821
EPA ID: CAR000218826
Mailing address: PO BOX 111
MINNEAPOLIS, MN 55440-0111
Contact: MARK W SCHWARZE
Contact address: PO BOX 111
MINNEAPOLIS, MN 55440-0111
Contact country: US
Contact telephone: 800-587-2228
Contact email: CORPORATE.COMPLIANCE@TARGET.COM
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: TARGET CORP
Owner/operator address: PO BOX 111
MINNEAPOLIS, MN 55440
Owner/operator country: US
Owner/operator telephone: 800-587-2228
Legal status: Private
Owner/Operator Type: Owner

TARGET STORE NO 2482 (Continued) **1014465412**

Owner/Op start date: 10/07/2009
Owner/Op end date: Not reported

Owner/operator name: TARGET CORP
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 10/07/2009
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D005
Waste name: BARIUM

Waste code: D008
Waste name: LEAD

Waste code: D009

TARGET STORE NO 2482 (Continued) **1014465412**

Waste name: MERCURY

Waste code: D011
Waste name: SILVER

Waste code: D016
Waste name: 2,4-D

Waste code: P001
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste code: P046
Waste name: BENZENEETHANAMINE, ALPHA,ALPHA-DIMETHYL-

Waste code: P075
Waste name: NICOTINE, & SALTS

Violation Status: No violations found

D22 **MAX POLING** **LUST U001742896**
NW **302 OAK PL** **CA FID UST N/A**
1/8-1/4 **BREA, CA 92621**
0.245 mi.
1293 ft. **Site 1 of 2 in cluster D**

Relative:
Higher

Actual:
380 ft.

LUST:

Region:	STATE
Global Id:	T0605901902
Latitude:	33.9229244
Longitude:	-117.8875679
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	11/21/1997
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	TE
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083002759T
LOC Case Number:	95UT065
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605901902
Contact Type:	Local Agency Caseworker
Contact Name:	TAMARA ESCOBEDO
Organization Name:	ORANGE COUNTY LOP
Address:	1241 EAST DYER ROAD SUITE 120
City:	SANTA ANA
Email:	tescobedo@ochca.com
Phone Number:	7144336251

Global Id:	T0605901902
Contact Type:	Regional Board Caseworker
Contact Name:	NANCY OLSON-MARTIN

MAX POLING (Continued) **U001742896**

Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: nolson-martin@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T0605901902
Status: Completed - Case Closed
Status Date: 11/21/1997

Global Id: T0605901902
Status: Open - Case Begin Date
Status Date: 10/12/1995

Regulatory Activities:
Global Id: T0605901902
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0605901902
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 95UT065
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 11/21/1997
Case Type: Soil Only
Record ID: RO0002591

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083002759T
Local Case Num: 95UT065
Case Type: Soil only
Substance: Diesel
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown
Leak Source: Unknown
Global ID: T0605901902

MAX POLING (Continued) **U001742896**

How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	10/12/1995
Enforcement Date:	Not reported
Close Date:	11/21/1997
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9228568
Longitude:	-117.8873344
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	NOM
Staff Initials:	AD
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

CA FID UST:

Facility ID:	30017538
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7145291901
Mail To:	Not reported
Mailing Address:	302 OAK PL
Mailing Address 2:	Not reported
Mailing City,St,Zip:	BREA 92621
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

D23
NW
1/8-1/4
0.245 mi.
1293 ft.

MAX POLING
302 OAK PL
BREA, CA 92821

Site 2 of 2 in cluster D

Database(s): **UST**, **SWEEPS UST**
EDR ID Number: **U003783776**
EPA ID Number: **N/A**

Relative:
Higher

Actual:
380 ft.

UST:
Facility ID: 6301
Latitude: 33.92217
Longitude: -117.88684

SWEEPS UST:
Status: Active
Comp Number: 6301
Number: 9
Board Of Equalization: Not reported
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 30-000-006301-000001
Actv Date: Not reported
Capacity: 5000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: 1

24
WSW
1/4-1/2
0.346 mi.
1828 ft.

CITY OF BREA
1 CIVIC CENTER
BREA, CA 92621

Database(s): **HIST CORTESE**, **LUST**, **HIST UST**
EDR ID Number: **U001576724**
EPA ID Number: **N/A**

Relative:
Lower

Actual:
364 ft.

CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083000772T

Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083001373T

LUST:
Region: STATE
Global Id: T0605900611
Latitude: 33.9175309
Longitude: -117.8867663
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/31/1991
Lead Agency: ORANGE COUNTY LOP
Case Worker: TE
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083000772T
LOC Case Number: 87UT262

CITY OF BREA (Continued) **U001576724**

File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0605900611
Contact Type: Local Agency Caseworker
Contact Name: TAMARA ESCOBEDO
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
City: SANTA ANA
Email: tescobedo@ochca.com
Phone Number: 7144336251

Global Id: T0605900611
Contact Type: Regional Board Caseworker
Contact Name: ROSE SCOTT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: rscott@waterboards.ca.gov
Phone Number: 9513206375

Status History:
Global Id: T0605900611
Status: Completed - Case Closed
Status Date: 07/31/1991

Global Id: T0605900611
Status: Open - Case Begin Date
Status Date: 12/22/1987

Regulatory Activities:
Global Id: T0605900611
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0605900611
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 87UT262
Current Status: Certification (Case Closed)
Released Substance: Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed: 07/31/1991
Case Type: Other Ground Water
Record ID: RO0002520

CITY OF BREA (Continued) **U001576724**

HIST UST:

Region:	STATE
Facility ID:	00000006701
Facility Type:	Other
Other Type:	LOCAL GOVERMENT
Total Tanks:	0001
Contact Name:	ED WOHLENBERG
Telephone:	7149907600
Owner Name:	CITY OF BREA
Owner Address:	#1 CIVIC CENTER CIR
Owner City,St,Zip:	BREA, CA 92621
Tank Num:	001
Container Num:	LAFD1670
Year Installed:	1979
Tank Capacity:	00000550
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Tank Construction:	Not reported
Leak Detection:	Stock Inventor

E25 **CALRESOURCES (BERM MIXING FACILITY)** **SLIC** **S106486983**
NW **NORTH BREA & TONNER ROAD** **N/A**
1/4-1/2 **BREA, CA**
0.378 mi.
1994 ft. **Site 1 of 2 in cluster E**

Relative:
Higher

Actual:
385 ft.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	06/14/1996
Global Id:	SLT8R2103988
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number:	Not reported
Latitude:	33.9241280546559
Longitude:	-117.887406286943
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	SLT8R210
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

E26 **UNOCAL OIL LEASES, BREA** **SLIC** **S106486926**
NW **N/A**
1/4-1/2 **BREA, CA**
0.378 mi.
1994 ft. **Site 2 of 2 in cluster E**

Relative:
Higher

Actual:
385 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Remediation**
Status Date:	12/12/1996
Global Id:	SLT8R0563940
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number:	Not reported
Latitude:	33.9241280546559
Longitude:	-117.887406286943
Case Type:	Cleanup Program Site
Case Worker:	KS
Local Agency:	Not reported
RB Case Number:	SLT8R056
File Location:	Regional Board
Potential Media Affected:	Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

F27 **BRISTOL INDUSTRIES** **SLIC** **S106486911**
NNW **630 EAST LAMBERT** **N/A**
1/4-1/2 **BREA, CA**
0.401 mi.
2119 ft. **Site 1 of 2 in cluster F**

Relative:
Higher

Actual:
409 ft.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	12/14/2000
Global Id:	SLT8R0253910
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number:	Not reported
Latitude:	33.925043
Longitude:	-117.886543
Case Type:	Cleanup Program Site
Case Worker:	KS
Local Agency:	Not reported
RB Case Number:	SLT8R025
File Location:	Regional Board
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Board staff contacted by OCCHCA Environmental Health Division re VOCs in soil. 1992 Bristol excavated and sampled, elevated VOCs. Board requested GW Investigation and monitoring on and offsite. Results indicated excavation captured contaminate.

Click here to access the California GeoTracker records for this facility:

F28 **BRISTOL INDUSTRIES** **NPDES** **S108542895**
NNW **630 E LAMBERT ST** **SLIC** **N/A**
1/4-1/2 **BREA, CA 92621** **Orange Co. Industrial Site**
0.401 mi. **ENVIROSTOR**
2119 ft. **Site 2 of 2 in cluster F**

Relative:
Higher

Actual:
409 ft.

NPDES:

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	8
Regulatory Measure Id:	208254
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 30I002167
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	03/30/1992
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Bristol Industries
Discharge Address:	630 E Lambert Rd
Discharge City:	Brea
Discharge State:	California
Discharge Zip:	92821

SLIC REG 8:

Type:	Soil and Groundwater
Facility Status:	Closed
Region:	8
Staff:	Kamron Saremi, Tel 909-782-4303, SLIC
Substance:	Kamron Saremi, Tel 909-782-4303, SLIC
Lead Agency:	Kamron Saremi, Tel 909-782-4303, SLIC
Location Code:	Kamron Saremi, Tel 909-782-4303, SLIC
Thomas Bros Code:	Kamron Saremi, Tel 909-782-4303, SLIC

Orange Co. Industrial Site:

Case ID:	92IC020
Region:	ORANGE
Record ID:	RO0000366
Current Status:	CLOSED 8/29/2001
Closure Type:	Closure certification issued
Released Chemical:	HEAVY METAL WASTE - NON-PLATING

ENVIROSTOR:

Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Greg Holmes
Division Branch:	Cleanup Cypress
Facility ID:	71002534
Site Code:	Not reported
Assembly:	55

BRISTOL INDUSTRIES (Continued) **S108542895**

Senate: 29
Special Program: EPA - PASI
Status: Inactive - Needs Evaluation
Status Date: 09/14/2011
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: EPA Grant
Latitude: 33.92339
Longitude: -117.8861
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED, NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD067615435
Alias Type: EPA Identification Number
Alias Name: 110000844418
Alias Type: EPA (FRS #)
Alias Name: 71002534
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

29
WSW
1/4-1/2
0.403 mi.
2130 ft.

USPS BREA POST OFFICE **RCRA-SQG 1000143087**
700 E BIRCH ST **FINDS CA1180090465**
BREA, CA 92822 **HIST CORTESE**
LUST
HIST UST

Relative:
Lower

Actual:
360 ft.

RCRA-SQG:
Date form received by agency: 06/02/1988
Facility name: USPS BREA POST OFFICE
Facility address: 700 E BIRCH ST
BREA, CA 92822
EPA ID: CA1180090465
Contact: ENVIRONMENTAL MANAGER
Contact address: 700 E BIRCH
BREA, CA 92621
Contact country: US
Contact telephone: (714) 848-9994
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator

USPS BREA POST OFFICE (Continued) **1000143087**

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Federal
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	US POSTAL SETVICE
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Federal
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110006365806

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

USPS BREA POST OFFICE (Continued) **1000143087**

CORTESE:
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 083000070T

LUST:
Region: STATE
Global Id: T0605902223
Latitude: 33.9174029
Longitude: -117.8904574
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/06/2002
Lead Agency: ORANGE COUNTY LOP
Case Worker: TE
Local Agency: ORANGE COUNTY LOP
RB Case Number: 083003314T
LOC Case Number: 98UT095
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0605902223
Contact Type: Local Agency Caseworker
Contact Name: TAMARA ESCOBEDO
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
City: SANTA ANA
Email: tescobedo@ochca.com
Phone Number: 7144336251

Global Id: T0605902223
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: vjahn-bull@waterboards.ca.gov
Phone Number: 9517824903

Status History:
Global Id: T0605902223
Status: Completed - Case Closed
Status Date: 09/06/2002

Global Id: T0605902223
Status: Open - Case Begin Date
Status Date: 11/20/1998

Regulatory Activities:
Global Id: T0605902223

USPS BREA POST OFFICE (Continued) **1000143087**

Action Type:	Other
Date:	01/01/1950
Action:	Leak Reported
Global Id:	T0605902223
Action Type:	Other
Date:	01/01/1950
Action:	Leak Discovery
Global Id:	T0605902223
Action Type:	ENFORCEMENT
Date:	05/09/2002
Action:	LOP Case Closure Summary to RB
Global Id:	T0605902223
Action Type:	REMEDIATION
Date:	01/01/1950
Action:	Excavation

Region:	STATE
Global Id:	T0605900055
Latitude:	33.917097
Longitude:	-117.890479
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	01/16/1990
Lead Agency:	ORANGE COUNTY LOP
Case Worker:	TE
Local Agency:	ORANGE COUNTY LOP
RB Case Number:	083000070T
LOC Case Number:	89UT120
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605900055
Contact Type:	Local Agency Caseworker
Contact Name:	TAMARA ESCOBEDO
Organization Name:	ORANGE COUNTY LOP
Address:	1241 EAST DYER ROAD SUITE 120
City:	SANTA ANA
Email:	tescobedo@ochca.com
Phone Number:	7144336251
Global Id:	T0605900055
Contact Type:	Regional Board Caseworker
Contact Name:	PATRICIA HANNON
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	phannon@waterboards.ca.gov
Phone Number:	Not reported

USPS BREA POST OFFICE (Continued) **1000143087**

Status History:
Global Id: T0605900055
Status: Completed - Case Closed
Status Date: 01/16/1990

Global Id: T0605900055
Status: Open - Case Begin Date
Status Date: 06/19/1989

Regulatory Activities:
Global Id: T0605900055
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0605900055
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

ORANGE CO. LUST:
Region: ORANGE
Facility Id: 98UT095
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 09/06/2002
Case Type: Other Ground Water
Record ID: RO0000947

Region: ORANGE
Facility Id: 89UT120
Current Status: Certification (Case Closed)
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/16/1990
Case Type: Soil Only
Record ID: RO0001980

LUST REG 8:
Region: 8
County: Orange
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083000070T
Local Case Num: 89UT120
Case Type: Soil only
Substance: Gasoline
Qty Leaked: 0
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Close Tank
Leak Cause: Unknown

USPS BREA POST OFFICE (Continued) **1000143087**

Leak Source:	Unknown
Global ID:	T0605900055
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	6/19/1989
Enforcement Date:	Not reported
Close Date:	1/16/1990
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9174029
Longitude:	-117.8904574
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	PAH
Staff Initials:	AD
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083003314T
Local Case Num:	98UT095
Case Type:	Other ground water affected
Substance:	Gasoline
Qty Leaked:	0
Abate Method:	Not reported
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown

USPS BREA POST OFFICE (Continued) **1000143087**

Leak Source:	Unknown
Global ID:	T0605902223
How Stopped Date:	9/9/9999
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	11/20/1998
Enforcement Date:	Not reported
Close Date:	9/6/2002
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9174029
Longitude:	-117.8904574
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	VJJ
Staff Initials:	AD
Lead Agency:	Local Agency
Local Agency:	30000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

HIST UST:

Region:	STATE
Facility ID:	00000052239
Facility Type:	Other
Other Type:	MAIL
Total Tanks:	0001
Contact Name:	PHIL REPCHINUCK
Telephone:	7145293000
Owner Name:	U.S. POSTAL SERVICE
Owner Address:	3101 W. SUNFLOWER
Owner City,St,Zip:	SANTA ANA, CA 92799
Tank Num:	001
Container Num:	UL #49172
Year Installed:	1979
Tank Capacity:	00010000

USPS BREA POST OFFICE (Continued) **1000143087**

Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: 1/4 inches
Leak Detection: Stock Inventor

30
NE
1/4-1/2
0.469 mi.
2474 ft.

ALBERTSON'S FOOD CENTERS **HIST CORTESE** **S102423835**
1180 LAMBERT **LUST** **N/A**
BREA, CA 92621

Relative:
Higher

Actual:
421 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	083000455T

LUST REG 8:

Region:	8
County:	Orange
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083000455T
Local Case Num:	Not reported
Case Type:	Aquifer affected
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	PUENTE
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Not reported
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Global ID:	T0605900365
How Stopped Date:	Not reported
Enter Date:	7/20/1987
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	Not reported
Enforcement Date:	Not reported
Close Date:	2/23/1988
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	7/20/1987
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	7/20/1987
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9244926
Longitude:	-117.9150334

ALBERTSON'S FOOD CENTERS (Continued) **S102423835**

MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	PAH
Staff Initials:	ASD
Lead Agency:	Regional Board
Local Agency:	30000L
Hydr Basin #:	COASTAL PLAIN OF ORA
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

31
WNW
1/2-1
0.519 mi.
2740 ft.

Relative:
Higher

Actual:
384 ft.

CIRTECH BREA
351 THOR PL
BREA, CA 92821

RCRA-SQG **1000139764**
CA FID UST **CAD054835913**
HIST UST
HAZNET
EMI
ENVIROSTOR
WDS

RCRA-SQG:

Date form received by agency:	07/08/2002
Facility name:	CIRTECH BREA
Facility address:	351 THOR PL BREA, CA 92821
EPA ID:	CAD054835913
Contact:	JUAN MARTINEZ
Contact address:	351 THOR PL BREA, CA 92821
Contact country:	US
Contact telephone:	(714) 582-0070
Contact email:	Not reported
EPA Region:	09
Land type:	Private
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	BRAD REESE
Owner/operator address:	351 THOR PL BREA, CA 92821
Owner/operator country:	Not reported
Owner/operator telephone:	(714) 582-0070
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

CIRTECH BREA (Continued) **1000139764**

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 07/08/2002
Facility name: CIRTECH BREA
Classification: Large Quantity Generator

Date form received by agency: 02/28/2002
Facility name: CIRTECH BREA
Site name: TRI-STAR ENGINEERED PRODUCTS INC
Classification: Large Quantity Generator

Date form received by agency: 03/31/2000
Facility name: CIRTECH BREA
Site name: TRI STAR ENGINEERED PRODUCTS INC
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996
Facility name: CIRTECH BREA
Classification: Large Quantity Generator

Date form received by agency: 03/30/1996
Facility name: CIRTECH BREA
Site name: TRI-STAR ENGINEERED PRODUCTS
Classification: Large Quantity Generator

Date form received by agency: 03/23/1994
Facility name: CIRTECH BREA
Site name: TRI-STAR ENGINEERED PROD
Classification: Large Quantity Generator

Date form received by agency: 03/13/1992
Facility name: CIRTECH BREA
Site name: TRI-STAR ENGINEERED PRODUCTS I
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: FR - 262.10-12.A
Area of violation: Generators - General
Date violation determined: 05/12/1992
Date achieved compliance: 04/14/1994

CIRTECH BREA (Continued) **1000139764**

Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 04/14/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 05/12/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 04/14/1994
Evaluation lead agency: State Contractor/Grantee

CA FID UST:
Facility ID: 30000019
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7146711545
Mail To: Not reported
Mailing Address: 351 THOR PL
Mailing Address 2: Not reported
Mailing City,St,Zip: BREA 92621
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HIST UST:
Region: STATE
Facility ID: 00000058833
Facility Type: Other
Other Type: PRINTED CIRCUIT BD.
Total Tanks: 0002
Contact Name: JAMES NATZKE
Telephone: 7146711545
Owner Name: TRI-STAR ENGINEERED PRODUCTS I
Owner Address: 351 THOR PLACE
Owner City,St,Zip: BREA, CA 92621

Tank Num: 001
Container Num: 1
Year Installed: 1981

CIRTECH BREA (Continued) **1000139764**

Tank Capacity: 00001200
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: 4 inches
Leak Detection: None

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: PRODUCT
Type of Fuel: 06
Tank Construction: Not reported
Leak Detection: None

HAZNET:
Year: 2003
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Not reported
TSD EPA ID: AZT050010685
TSD County: Not reported
Waste Category: Aqueous solution (2 < pH < 12.5) containing reactive anions ...
Disposal Method: Recycler
Tons: 0.06
Facility County: Orange

Year: 2003
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Other
Tons: 0.84
Facility County: Orange

Year: 2003
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other inorganic solid waste

CIRTECH BREA (Continued) **1000139764**

Disposal Method: Disposal, Other
Tons: 0.84
Facility County: Orange

Year: 2003
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Not reported
TSD EPA ID: AZT050010685
TSD County: Not reported
Waste Category: Aqueous solution (2 < pH < 12.5) containing reactive anions ...
Disposal Method: Recycler
Tons: 0.06
Facility County: Orange

Year: 2002
Gepaid: CAD054835913
Contact: JUAN MARTINEZ ENVT'L MANAGER
Telephone: 7145820070
Mailing Name: Not reported
Mailing Address: 351 THOR PL
Mailing City,St,Zip: BREA, CA 928214133
Gen County: Not reported
TSD EPA ID: AZT050010685
TSD County: Not reported
Waste Category: Aqueous solution (2 < pH < 12.5) containing reactive anions ...
Disposal Method: Recycler
Tons: 1.14
Facility County: Orange

Click this hyperlink while viewing on your computer to access
51 additional CA_HAZNET: record(s) in the EDR Site Report.

EMI:

Year:	1987
County Code:	30
Air Basin:	SC
Facility ID:	45162
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year: 1990
County Code: 30

CIRTECH BREA (Continued) **1000139764**

Air Basin:	SC
Facility ID:	45162
Air District Name:	SC
SIC Code:	3679
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

ENVIROSTOR:

Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Cypress
Facility ID:	71002460
Site Code:	Not reported
Assembly:	55
Senate:	29
Special Program:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	Not reported
Restricted Use:	NO
Site Mgmt. Req.:	NONE SPECIFIED
Funding:	Not reported
Latitude:	33.92322
Longitude:	-117.8917
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED, NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD054835913
Alias Type:	EPA Identification Number
Alias Name:	71002460
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported

CIRTECH BREA (Continued) **1000139764**

Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

CA WDS:

Facility ID:	Santa Ana River 30I017328
Facility Type:	Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	8
Facility Telephone:	7145820070
Facility Contact:	JIM NATZKE
Agency Name:	REESE BRAD
Agency Address:	250 E EMERSON
Agency City,St,Zip:	ORANGE 92865
Agency Contact:	JUAN MARTINEZ
Agency Telephone:	7149210860
Agency Type:	Private
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

32 WNW 1/2-1 0.696 mi. 3675 ft. **KIRKHILL RUBBER CO**
360 EAST CYPRESS
BREA, CA 92621

CERC-NFRAP
RCRA-SQG
ENVIROSTOR
US AIRS

1000270392
CAD008255168

Relative: Higher

Actual: 380 ft.

CERC-NFRAP:
Site ID: 0903497
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:
Contact Sequence ID: 13051510.00000
Person ID: 9271184.00000

Contact Sequence ID: 13285452.00000
Person ID: 13003854.00000

Contact Sequence ID: 13291047.00000
Person ID: 13003858.00000

Contact Sequence ID: 13296905.00000
Person ID: 13004003.00000

CERCLIS-NFRAP Assessment History:
Action: DISCOVERY
Date Started: / /
Date Completed: 12/01/87
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: / /
Date Completed: 11/23/88
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 11/23/88
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

RCRA-SQG:
Date form received by agency: 04/11/1983
Facility name: KIRKHILL RUBBER CO
Facility address: 300 CYPRESS ST
BREA, CA 92821
EPA ID: CAD008255168
Mailing address: 300 E CYPRESS AVE
BREA, CA 92621
Contact: ALFRED LAROCHELLE
Contact address: 300 E CYPRESS AVE
BREA, CA 92621
Contact country: US
Contact telephone: (714) 529-4901
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous

KIRKHILL RUBBER CO (Continued) **1000270392**

waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED
	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

ENVIROSTOR:

Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress
Facility ID:	30300043
Site Code:	Not reported

KIRKHILL RUBBER CO (Continued) **1000270392**

Assembly:	55
Senate:	29
Special Program:	* CERC2
Status:	Refer: RCRA
Status Date:	09/27/1988
Restricted Use:	NO
Site Mgmt. Req.:	NONE SPECIFIED
Funding:	Not reported
Latitude:	33.92194
Longitude:	-117.8941
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	* OIL/WATER SEPARATION SLUDGE, * OXYGENATED SOLVENTS, Asbestos Containing Materials (ACM, * UNSPECIFIED AQUEOUS SOLUTION
Confirmed COC:	* OIL/WATER SEPARATION SLUDGE, * OXYGENATED SOLVENTS, Asbestos Containing Materials (ACM, * UNSPECIFIED AQUEOUS SOLUTION, NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAD008255168
Alias Type:	EPA Identification Number
Alias Name:	30300043
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	09/27/1988
Comments:	SITE SCREENING DONE RCRA REGULATED FACILITY, THEREFORE, PENDING STATUS GENERATOR

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Assessment Report
Completed Date:	07/05/1988
Comments:	SELF MONITORING FACILITY MONITORS EFFLUENT DISCHARGE TO NEARBY STORM DRAIN, NPDES PERMIT NO. 0105520, RWQCB SANTA ANA PRELIM ASSESS DONE MEDIUM PRIORITY FOR A SITE INSPECTION BASED ON HISTORICAL DISCHARGES TO THE SOIL SURFACE.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	05/28/1987
Comments:	SITE SCREENING DONE MORE INFO NEEDED MANUFACTURES SYNTHETIC RUBBER.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	08/15/1981
Comments:	FACILITY IDENTIFIED PHONEBOOK SEARCH (1956,1961)

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported

KIRKHILL RUBBER CO (Continued) **1000270392**

Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

AIRS (AFS):

Compliance and Violation Data Major Sources:
EPA plant ID: 110000479768
Plant name: KIRKHILL - TA COMPANY
Plant address: 300 E CYPRESS ST
BREA, CA 92821
County: ORANGE
Region code: 09
Dunn & Bradst #: 008255168
Air quality cntrl region: 024
Sic code: 3069
Sic code desc: FABRICATED RUBBER PRODUCTS, NEC
North Am. industrial classf: 326299
NAIC code description: All Other Rubber Product Manufacturing
Default compliance status: IN COMPLIANCE - INSPECTION
Default classification: ACTUAL OR POTENTIAL EMISSIONS ARE ABOVE THE APPLICABLE MAJOR SOURCE THRESHOLDS
Govt facility: ALL OTHER FACILITIES NOT OWNED OR OPERATED BY A FEDERAL, STATE, OR LOCAL GOVERNMENT
Current HPV: Not reported

Compliance and Enforcement Major Issues:
Air program: TITLE V PERMITS
National action type: MULTI MEDIA INSPECTION - LEVEL 2 OR GREATER
Date achieved: 000620
Penalty amount: 000000000

Air program: SIP SOURCE
National action type: MULTI MEDIA INSPECTION - LEVEL 2 OR GREATER
Date achieved: 010803
Penalty amount: 000000000

Air program: NESHAP
National action type: MULTI MEDIA INSPECTION - LEVEL 2 OR GREATER
Date achieved: 010803
Penalty amount: 000000000

Air program: TITLE V PERMITS
National action type: MULTI MEDIA INSPECTION - LEVEL 2 OR GREATER
Date achieved: 010803
Penalty amount: 000000000

Air program: NESHAP
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 011114
Penalty amount: 000000000

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 011114
Penalty amount: 000000000

KIRKHILL RUBBER CO (Continued) **1000270392**

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 011114
Penalty amount: 000000000

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION EPA REVIEW
Date achieved: 020102
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION EPA REVIEW
Date achieved: 020924
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 030117
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 030117
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: NXXXXX
Date achieved: 030306
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE DAY 0
Date achieved: 030528
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: NXXXXX
Date achieved: 030604
Penalty amount: 000000250

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 030721
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 030721
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 030721
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE

KIRKHILL RUBBER CO (Continued) **1000270392**

Date achieved: 030721
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: SV RESOLVED
Date achieved: 030805
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 040312
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 040312
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 040817
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 040817
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 040826
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 040826
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 040826
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 040826
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V COMPLIANCE CERT DUE/RECEIVED BY
Date achieved: 050827
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 050830
Penalty amount: Not reported

KIRKHILL RUBBER CO (Continued) **1000270392**

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 050830
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 050908
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 050908
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 050908
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 050908
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 060315
Penalty amount: Not reported

Air program: NESHAP
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 060315
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 060315
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 060628
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 060628
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 060802
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE

KIRKHILL RUBBER CO (Continued) **1000270392**

Date achieved: 060802
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 060802
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 060802
Penalty amount: Not reported

Air program: NESHAP
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 060802
Penalty amount: Not reported

Air program: NESHAP
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 060802
Penalty amount: Not reported

Air program: NESHAP
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 060802
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 060802
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 060802
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V COMPLIANCE CERT DUE/RECEIVED BY
Date achieved: 060906
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: NXXXXX
Date achieved: 070503
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: NXXXXX
Date achieved: 070503
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 070503
Penalty amount: Not reported

KIRKHILL RUBBER CO (Continued) **1000270392**

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 070503
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE DAY 0
Date achieved: 070731
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE DAY 0
Date achieved: 070731
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: NXXXXX
Date achieved: 070810
Penalty amount: 000003750

Air program: TITLE V PERMITS
National action type: NXXXXX
Date achieved: 070810
Penalty amount: 000003750

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 070827
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 070827
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 070827
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 070827
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V COMPLIANCE CERT DUE/RECEIVED BY
Date achieved: 070906
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: SV RESOLVED
Date achieved: 071228
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: SV RESOLVED

KIRKHILL RUBBER CO (Continued) **1000270392**

Date achieved: 071228
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 080507
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 080507
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: NXXXXX
Date achieved: 080516
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: NXXXXX
Date achieved: 080516
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE DAY 0
Date achieved: 080620
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE DAY 0
Date achieved: 080620
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: NXXXXX
Date achieved: 080626
Penalty amount: 000002500

Air program: TITLE V PERMITS
National action type: NXXXXX
Date achieved: 080626
Penalty amount: 000002500

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 080805
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 080805
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 080805
Penalty amount: Not reported

KIRKHILL RUBBER CO (Continued) **1000270392**

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 080805
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V COMPLIANCE CERT DUE/RECEIVED BY
Date achieved: 080818
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: SV RESOLVED
Date achieved: 081010
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: SV RESOLVED
Date achieved: 081010
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 090127
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 090127
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 090708
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 090708
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: TITLE V ANN COMPL CERT DUE/RCV BY PERMIT AUTHORITY
Date achieved: 090803
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V ANN COMPL CERT DUE/RCV BY PERMIT AUTHORITY
Date achieved: 090803
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V COMPLIANCE CERT DUE/RECEIVED BY
Date achieved: 090807
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE

KIRKHILL RUBBER CO (Continued) **1000270392**

Date achieved: 090820
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 090820
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 090820
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 090820
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 100513
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 100513
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: TITLE V ANN COMPL CERT DUE/RCV BY PERMIT AUTHORITY
Date achieved: 100820
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V ANN COMPL CERT DUE/RCV BY PERMIT AUTHORITY
Date achieved: 100820
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V COMPLIANCE CERT DUE/RECEIVED BY
Date achieved: 100831
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 100916
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 100916
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 101115
Penalty amount: Not reported

KIRKHILL RUBBER CO (Continued) **1000270392**

Air program: TITLE V PERMITS
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 101115
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 110407
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 110407
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: TITLE V ANN COMPL CERT DUE/RCV BY PERMIT AUTHORITY
Date achieved: 110725
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V ANN COMPL CERT DUE/RCV BY PERMIT AUTHORITY
Date achieved: 110725
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 111011
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 111011
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 111011
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 111011
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 120613
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: S/L REQ (O/O COND) STACK TEST/NOT OBSV BUT REVWD
Date achieved: 120613
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE

KIRKHILL RUBBER CO (Continued) **1000270392**

Date achieved: 120725
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 120725
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: TITLE V ANN COMPL CERT DUE/RCV BY PERMIT AUTHORITY
Date achieved: 120823
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: TITLE V ANN COMPL CERT DUE/RCV BY PERMIT AUTHORITY
Date achieved: 120823
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 121030
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: COMPLIANCE CERTIFICATION STATE REVIEW
Date achieved: 121030
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 121031
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 121031
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 121031
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED FCE / ON-SITE
Date achieved: 121031
Penalty amount: Not reported

Air program: SIP SOURCE
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 130604
Penalty amount: Not reported

Air program: TITLE V PERMITS
National action type: STATE CONDUCTED PCE/ ON-SITE
Date achieved: 130604
Penalty amount: Not reported

KIRKHILL RUBBER CO (Continued) **1000270392**

Air program: SIP SOURCE
National action type: STATE SV REPORTED AS ADDRESSED
Date achieved: 970822
Penalty amount: 000000000

Air program: NESHAP
National action type: MULTI MEDIA INSPECTION - LEVEL 2 OR GREATER
Date achieved: 971021
Penalty amount: 000000000

Air program: SIP SOURCE
National action type: MULTI MEDIA INSPECTION - LEVEL 2 OR GREATER
Date achieved: 971021
Penalty amount: 000000000

Air program: SIP SOURCE
National action type: NXXXXX
Date achieved: 980109
Penalty amount: 000000500

Air program: SIP SOURCE
National action type: SV RESOLVED
Date achieved: 980109
Penalty amount: 000000000

Historical Compliance Minor Sources:
State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1004
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1004
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1101
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1101
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1102
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1102
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1103
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1103
Air prog code hist file: NESHAP

KIRKHILL RUBBER CO (Continued) **1000270392**

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1104
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1104
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1201
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1201
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1201
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1202
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1202
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1203
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1203
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1204
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1204
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1301
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1301
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1302
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION

KIRKHILL RUBBER CO (Continued) **1000270392**

Hist compliance date: 1302
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1303
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1303
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1004
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1101
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1102
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1103
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1104
Air prog code hist file: TITLE V PERMITS

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1202
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1203
Air prog code hist file: SIP SOURCE

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1204
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1301
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1302
Air prog code hist file: NESHAP

State compliance status: IN COMPLIANCE - INSPECTION
Hist compliance date: 1303
Air prog code hist file: TITLE V PERMITS

Permit Information:
Compliance plant ID: 00112

KIRKHILL RUBBER CO (Continued) **1000270392**

Permit number: 1744
Permit category: V
Permit category desc: TITLE V PERMIT - PLANT SP

Permit Source:
Compliance plant ID: 00112
Plant name: KIRKHILL - TA COMPANY
Plant address: 300 E CYPRESS ST
BREA, CA 92821

Event Information:
Compliance permit ID: 00112
Permit number: 1744
Event action type: IF
Event description: *PERMIT AUTHORITY ISSUES FINAL PERMIT
Event action #: 001
Event date: 20000509

G33 **GORDONS AUTO REPAIR** **ENVIROSTOR** **1000191229**
WNW **318 NORTH ORANGE** **N/A**
1/2-1 **BREA, CA 92621**
0.719 mi.
3795 ft. **Site 1 of 2 in cluster G**

Relative:
Higher

Actual:
385 ft.

ENVIROSTOR:
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * Mmonroy
Division Branch: Cleanup Cypress
Facility ID: 30750014
Site Code: Not reported
Assembly: 55
Senate: 29
Special Program: * CERC2
Status: No Further Action
Status Date: 03/21/1988
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 33.92392
Longitude: -117.8945
APN: NONE SPECIFIED
Past Use: VEHICLE MAINTENANCE
Potential COC: Lead, TPH-MOTOR OIL, Aluminum, Barium and compounds, Cadmium and compounds, Nickel
Confirmed COC: Lead, TPH-MOTOR OIL, Aluminum, Barium and compounds, Cadmium and compounds, Nickel, 30047-NO, 30067-NO, 30108-NO, 30407-NO, 30013-NO, 3002502-NO
Potential Description: SOIL
Alias Name: 30750014
Alias Type: Envirostor ID Number

GORDONS AUTO REPAIR (Continued) **1000191229**

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	10/28/1994
Comments:	DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Assessment Report
Completed Date:	03/21/1988
Comments:	CITY OF BREA WTR DIV: 2 RESERVOIRS NEAR FACILITY. PRELIM ASSESS DONE NFA BASED ON AVAILABLE INFO

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	11/26/1986
Comments:	SITE SCREENING DONE RATIONALE FOR PA: NEED ADDITIONAL INFO.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	03/10/1982
Comments:	FACILITY IDENTIFIED ID'D DURING DRIVEBY.ACTIVE SITE

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

G34 **MCGRAW, JAS E & SONS** **ENVIROSTOR** **S101481444**
WNW **320 NORTH ORANGE** **N/A**
1/2-1 **BREA, CA 92621**
0.719 mi.
3796 ft. **Site 2 of 2 in cluster G**

Relative:
Higher

Actual:
385 ft.

ENVIROSTOR:

Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* Mmonroy
Division Branch:	Cleanup Cypress
Facility ID:	30330016
Site Code:	Not reported
Assembly:	55
Senate:	29
Special Program:	* CERC2

MCGRAW, JAS E & SONS (Continued) **S101481444**

Status: No Further Action
Status Date: 03/21/1988
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 33.91521
Longitude: -117.8993
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * HOUSEHOLD WASTES, * CONTAMINATED SOIL, * OTHER INORGANIC SOLID WASTE, * OTHER PESTICIDE CONTAINERS, 30 GALLONS OR MORE
Confirmed COC: * HOUSEHOLD WASTES, * CONTAMINATED SOIL, * OTHER INORGANIC SOLID WASTE, * OTHER PESTICIDE CONTAINERS, 30 GALLONS OR MORE, NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 30330016
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 03/10/1982
Comments: FACILITY IDENTIFIED DURING DRIVEBY IN AREA FACILITY DRIVE-BY POOR HOUSEKEEPING. RUSTY 55-GAL. DRUMS. BLACK & WHITE POWDER SPILLED ON GROUND. YARD ADJ TO PROPERTY CONTAINS 55-GAL. DRUMS.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 10/28/1994
Comments: DATABASE VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 03/21/1988
Comments: CITY OF BREA WTR DIVISION: 2 RESERVOIRS LOCATED NEAR FACILITY PRELIM ASSESS DONE NFA: BASED ON AVAILABLE INFO AND HISTORICAL RECORDS, SITE DOES NOT APPEAR TO POSE A HLTH OR ENVR THREAT

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 12/18/1986
Comments: GROUND PHOTOS PHOTOS SHOW WASTE ON THE SITE. DRIVE-BY REQUIRED SITE SCREENING DONE RATIONALE FOR PA: NEED ADDITIONAL INFO.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

35
NE
1/2-1
0.819 mi.
4326 ft.

STEARNS FEE PROPERTY
WILDCAT WAY/TONNER CANYON
BREA, CA 92821

SCH
ENVIROSTOR

S107737408
N/A

Relative:
Higher

Actual:
522 ft.

SCH:

Facility ID:	30130180
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	Not reported
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Shahir Haddad
Supervisor:	Thomas Cota
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404201
Assembly:	55
Senate:	29
Special Program Status:	Not reported
Status:	Inactive - Needs Evaluation
Status Date:	09/23/2002
Restricted Use:	NO
Funding:	School District
Latitude:	33.92921
Longitude:	-117.8753
APN:	NONE SPECIFIED
Past Use:	* OIL & GAS EXTRACTION
Potential COC:	TPH-diesel
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	BREA OLINDA UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	BREA OLINDA USD/STEARNS FEE PROPERTY
Alias Type:	Alternate Name
Alias Name:	STEARNS FEE PROPERTY (PROPOSED)
Alias Type:	Alternate Name
Alias Name:	404201
Alias Type:	Project Code (Site Code)
Alias Name:	30130180
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	09/23/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	03/26/2001
Comments:	Not reported
Future Area Name:	Not reported

STEARNS FEE PROPERTY (Continued) **S107737408**

Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Site Type: School Investigation
Site Type Detailed: School
Acres: Not reported
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Shahir Haddad
Supervisor: Thomas Cota
Division Branch: Southern California Schools & Brownfields Outreach
Facility ID: 30130180
Site Code: 404201
Assembly: 55
Senate: 29
Special Program: Not reported
Status: Inactive - Needs Evaluation
Status Date: 09/23/2002
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: School District
Latitude: 33.92921
Longitude: -117.8753
APN: NONE SPECIFIED
Past Use: * OIL & GAS EXTRACTION
Potential COC: TPH-diesel
Confirmed COC: TPH-diesel, NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: BREA OLINDA UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: BREA OLINDA USD/STEARNS FEE PROPERTY
Alias Type: Alternate Name
Alias Name: STEARNS FEE PROPERTY (PROPOSED)
Alias Type: Alternate Name
Alias Name: 404201
Alias Type: Project Code (Site Code)
Alias Name: 30130180
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/23/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement

STEARNS FEE PROPERTY (Continued) **S107737408**

Completed Date:	03/26/2001
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 20 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BREA	S108542892	BREA, CITY OF	S BREA BOULEVARD		SLIC
BREA	1000253679	MOBIL OIL CORP BREA LSE	BREA BLVD		RCRA NonGen / NLR, FINDS
BREA	1006804863	OLINDA RANCH	4001 CARBON CANYON RD	92821	RCRA-SQG, FINDS, HAZNET
BREA	1008041567	CITY OF BREA	CITY OF BREA		FINDS
BREA	1006836944	BREA CITY DUMP #2	NW CORNER OF FIR ST & LANTANA		FINDS
BREA	1006836940	BREA CITY DUMP #1	SE CORNER OF RANDOLPH & BIRCH		FINDS
BREA	S103442622	BREA CITY NO. 2	FIR & LANTANA NW CORNER		WMUDS/SWAT
BREA	S108985877	CITY OF BREA	N/A IMPERIAL HIGHWAY		SLIC
BREA	S108985880	CALRESOURCES (BERM MIXING FAC)	INTSCT NW BREA/TONNER ROAD		SLIC
BREA	S106797615	NUEVO ENERGY - TENTATIVE TRACT #16	2700 E. LAMBERT ROAD	92821	ENVIROSTOR
BREA	S106541928	FORMER BREA GUN CLUB	0 LAMBERT RD @ KRAEMER BLVD	92821	Orange Co. Industrial Site
BREA	1009216588	AERA ENERGY LLC BREA UNIT	2000 SITE DR	92821	RCRA-LQG, HAZNET
BREA	A100336836		2000 TONNER CANYON RD	92821	AST
BREA	S106116038	BREA GUN CLUB- STEARNS LEASE	UNK LAMBERT RD @ KRAEMER BLVD	92821	Orange Co. Industrial Site
BREA	S103442647	LANDFILLOLINDA ALPHA	VALENCIA AVE	0	WMUDS/SWAT, Orange Co. Industrial Site, WDS
FULLERTON	1008194660	PCE INDUSTRY, INC.	458 E. LAMBERT RD.	92835	RCRA-SQG
OCEAN TWP	S106579405	3 ABBEY LANE	3 ABBEY LN	92821	VCP
ORANGE COUNTY	M300003124	VULCAN MATERIALS CO.	IRVINE LAKE (#014)		US MINES
ORANGE COUNTY	M300003122	ROBERTSONS READY MIX, INC.	STAR ROCK		US MINES
ORANGE COUNTY	M300003123	EL TORO MATERIALS CO.	EL TORO PIT		US MINES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 11/11/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 11/11/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 11/11/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/29/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 72

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 11/11/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/31/2013
Date Data Arrived at EDR: 07/08/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 151

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/11/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/29/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 72

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 11/11/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 06/17/2013
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 104

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 06/17/2013
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 104

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/20/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 70

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/18/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 66

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/30/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 11/06/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/03/2013
Number of Days to Update: 27

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/06/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 11/06/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/03/2013
Number of Days to Update: 27

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/06/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/18/2013
Date Data Arrived at EDR: 11/21/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 42

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/21/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 10/16/2013
Date Data Arrived at EDR: 10/17/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 41

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 10/16/2013
Date Data Arrived at EDR: 10/17/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 41

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/06/2013
Date Data Arrived at EDR: 11/07/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 29

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012
Date Data Arrived at EDR: 08/28/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 08/27/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 59

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 91

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 184

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/01/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 08/20/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 70
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013
Date Data Arrived at EDR: 03/01/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 42
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 10/16/2013
Date Data Arrived at EDR: 10/17/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 41
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21
Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 11/07/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 156
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/01/2014
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 91
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/20/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 70

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 07/29/2013
Date Data Arrived at EDR: 08/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 92

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 02/06/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 65

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 07/29/2013
Date Data Arrived at EDR: 07/30/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 129

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/17/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 66
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 01/03/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

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

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 11/06/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/03/2013
Number of Days to Update: 27
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/06/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/24/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/24/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30
Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/19/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 28
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 11/20/2013
Date Data Arrived at EDR: 11/25/2013
Date Made Active in Reports: 12/31/2013
Number of Days to Update: 36
Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/18/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/06/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 22

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 12/05/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 11/06/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/03/2013
Number of Days to Update: 27

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/06/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 09/03/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 12/02/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 04/25/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/13/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 10/08/2013
Date Data Arrived at EDR: 10/15/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/09/2013
Date Data Arrived at EDR: 12/10/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 24

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/10/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 76

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/03/2014
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 10/14/2013
Date Data Arrived at EDR: 10/30/2013
Date Made Active in Reports: 12/03/2013
Number of Days to Update: 34

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/30/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 10/16/2013
Date Data Arrived at EDR: 10/17/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 41

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 10/16/2013
Date Data Arrived at EDR: 10/17/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 41

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 75

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 11/06/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 15

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/13/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 08/07/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 57

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 06/11/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 143

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/12/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/26/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 28

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/06/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/27/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/21/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/21/2014
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/09/2014
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2013
Date Data Arrived at EDR: 07/17/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 107

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/22/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 91

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/09/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 23

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/08/2013
Date Data Arrived at EDR: 03/21/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 111

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/10/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/25/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/19/2013
Date Data Arrived at EDR: 11/21/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 42

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/21/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Quarterly

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 08/21/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 30
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 56
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/31/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 35
Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Annually

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/09/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 56

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 07/16/2013
Date Made Active in Reports: 08/26/2013
Number of Days to Update: 41

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/15/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 06/25/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 58

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/18/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/21/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Quarterly

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/29/2013
Date Data Arrived at EDR: 02/14/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/24/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/31/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/03/2013
Number of Days to Update: 27

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/25/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/18/2013
Date Data Arrived at EDR: 11/19/2013
Date Made Active in Reports: 12/31/2013
Number of Days to Update: 42

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/18/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Varies

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/15/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/01/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Annually

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 12/26/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Annually

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/13/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information
All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 10/28/2013
Date Data Arrived at EDR: 10/29/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 38

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 11/18/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 11/26/2013
Date Made Active in Reports: 12/31/2013
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/26/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Quarterly

COAL ASH DOE: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/10/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/15/2013
Date Data Arrived at EDR: 10/15/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 43

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/15/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 08/29/2013
Date Data Arrived at EDR: 09/13/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 31

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/19/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 28

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/15/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Quarterly

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 07/03/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 72

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 01/02/2014
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: N/A

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/15/2013
Date Made Active in Reports: 12/16/2013
Number of Days to Update: 31

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/30/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Semi-Annually

Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 11/13/2013
Date Data Arrived at EDR: 11/15/2013
Date Made Active in Reports: 12/31/2013
Number of Days to Update: 46

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/30/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 12/05/2013
Date Data Arrived at EDR: 12/10/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 24

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 20

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 56

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/30/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/20/2013
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 39

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/15/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 11/18/2013
Date Data Arrived at EDR: 11/19/2013
Date Made Active in Reports: 12/31/2013
Number of Days to Update: 42

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 01/09/2013
Date Data Arrived at EDR: 01/10/2013
Date Made Active in Reports: 02/25/2013
Number of Days to Update: 46

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/20/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 46

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/16/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 42

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 08/09/2013
Date Data Arrived at EDR: 08/09/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 13

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/20/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 11/06/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/04/2013
Number of Days to Update: 28

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/22/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 42

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/25/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 33

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/28/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 08/21/2013
Number of Days to Update: 65

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/21/2013
Date Data Arrived at EDR: 10/22/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 36

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/22/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/17/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/30/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 03/25/2013
Number of Days to Update: 32
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 10/21/2013
Date Data Arrived at EDR: 10/25/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 33
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/15/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 08/20/2013
Number of Days to Update: 33
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/20/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/18/2013
Number of Days to Update: 24
Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/20/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 10/07/2013
Date Data Arrived at EDR: 10/09/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 48
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/23/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 42

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 11/20/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 12/02/2013
Date Data Arrived at EDR: 12/03/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 30

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 12/02/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 09/11/2013
Date Data Arrived at EDR: 09/12/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 32

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/20/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 12/02/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 12/02/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 11/06/2013
Date Data Arrived at EDR: 11/07/2013
Date Made Active in Reports: 12/04/2013
Number of Days to Update: 27

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 11/04/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 12/04/2013
Number of Days to Update: 21

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/04/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 12/04/2013
Number of Days to Update: 21

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/04/2013
Date Data Arrived at EDR: 11/13/2013
Date Made Active in Reports: 12/04/2013
Number of Days to Update: 21

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 08/22/2013
Date Data Arrived at EDR: 08/22/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 49

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/10/2013
Date Data Arrived at EDR: 10/22/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 36

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/19/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/10/2013
Date Data Arrived at EDR: 10/22/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 36

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/19/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/05/2013
Date Data Arrived at EDR: 10/10/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 47

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/05/2013
Date Data Arrived at EDR: 10/10/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 47

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/26/2013
Date Data Arrived at EDR: 11/27/2013
Date Made Active in Reports: 12/31/2013
Number of Days to Update: 34

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2013
Date Data Arrived at EDR: 11/19/2013
Date Made Active in Reports: 12/31/2013
Number of Days to Update: 42
Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 11/18/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/25/2013
Date Data Arrived at EDR: 09/27/2013
Date Made Active in Reports: 10/18/2013
Number of Days to Update: 21
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/26/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 44
Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/20/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/01/2013
Date Data Arrived at EDR: 10/08/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 49
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/16/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/12/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28
Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/21/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 09/03/2013
Date Data Arrived at EDR: 09/04/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 36
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 12/02/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 12/02/2013
Date Data Arrived at EDR: 12/03/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 30
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 12/02/2013
Next Scheduled EDR Contact: 03/17/2014
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/12/2013
Date Data Arrived at EDR: 11/15/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 49

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/08/2013
Next Scheduled EDR Contact: 02/24/2014
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 12/09/2013
Date Data Arrived at EDR: 12/10/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 24

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 12/03/2013
Date Data Arrived at EDR: 12/04/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 29

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/21/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/18/2013
Date Data Arrived at EDR: 09/20/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 27

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/12/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/18/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/18/2013
Number of Days to Update: 24

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/12/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 56

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/30/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/01/2013
Date Data Arrived at EDR: 10/02/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 55

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/30/2013
Next Scheduled EDR Contact: 04/14/2014
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/09/2013
Next Scheduled EDR Contact: 03/24/2014
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 11/04/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/04/2013
Number of Days to Update: 28

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 08/19/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 44

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/19/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/03/2014
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/19/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Quarterly

Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 10/02/2013
Date Data Arrived at EDR: 10/30/2013
Date Made Active in Reports: 11/27/2013
Number of Days to Update: 28

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/29/2013
Date Data Arrived at EDR: 09/18/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 28

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/16/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 09/24/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 11/26/2013
Number of Days to Update: 56

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/17/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/05/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 17

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 12/06/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/22/2013
Next Scheduled EDR Contact: 03/03/2014
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/01/2013
Date Data Arrived at EDR: 11/07/2013
Date Made Active in Reports: 11/18/2013
Number of Days to Update: 11

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/07/2013
Next Scheduled EDR Contact: 02/17/2014
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 07/24/2013
Date Made Active in Reports: 08/19/2013
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 08/05/2013
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/25/2013
Next Scheduled EDR Contact: 03/10/2014
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 08/09/2013
Date Made Active in Reports: 09/27/2013
Number of Days to Update: 49

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/11/2013
Next Scheduled EDR Contact: 03/31/2014
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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APPENDIX D: QUALIFICATIONS

PARTNER

Tyler Loucks, EIT
Staff Professional I

Education
B.S. Environmental Engineering, Water Resources, Humboldt State University with minor in Environmental Ethics

Courses:
Hydrology
Ground Water
Advanced Ground Water
Water Quality
Water Distribution System Design
River Hydraulics
Environmental Impact
GIS

Summary of Professional Experience
During Mr. Loucks' collegiate career, he managed several real-world environmental consulting projects ranging from designing a water distribution system for the Yurok Tribe, to renewable resource education for the Discovery Children's Museum, to solid waste management for the Trinidad Rancheria (Native American Tribe), to habitat restoration at the Point Loma Native Plant Reserve. Each of these projects and other exercises have provided him with approximately 2 years of experience working cooperatively with clients, professionals, classmates, and professors, as well as researching, collecting, compiling, and analyzing information and data. Case specific laws, regulations, policies, and procedures had to be interpreted, as clients ranged from nonprofits, to government agencies, to Native American Tribes.

The location of the university Mr. Loucks attended and the history of the engineering program allowed him to gain a range of field work experience. His field experience ranges from sampling and monitoring, to conducting site surveying, to air quality. The field parameters were evaluated using maps, visual inspection, and a variety of instruments. Common parameters measured were: dimensions, coordinates, soils, concrete, dissolved oxygen concentration (DO), temperature, conductivity, turbidity, velocity, sediment, pH, PM 10, PM 2.5, CO2, and O2.

Finally, Mr. Loucks' diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science's Associate team in the Southwest region of the United States. His background in the environmental sciences allows him to provide complete and thorough assessments and evaluations to serve a client's specific needs.

Sarah N. Morrissey
Project Manager

Education
BS, Environmental Geoscience, Boston College
Economics & GIS coursework, University of Maine

Registrations

Summary of Professional Experience
Ms. Morrissey has 12 years of experience in the environmental service industry. She has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Ms. Morrissey has performed Phase I Environmental Site Assessments, Environmental Transaction Screens, Phase II Subsurface Investigations and has reviewed Phase I Environmental Site Assessments, Environmental Transaction Screens, Phase II Subsurface Investigations, Remediation Design projects, Asbestos Surveys and Operation and Maintenance Plans, Lead-based Paint Surveys and Operation and Maintenance Plans, Radon Studies, Mold Assessments, Lead-in-water sampling and analysis, and NEPA reports.

Ms. Morrissey was responsible for overseeing environmental compliance nationwide for a telecommunications company. She was responsible for reviewing all Phase I Site Assessments and NEPA documentation for industry compliance and accuracy. She created a national database of parties with potential interest in the impacts of telecommunication tower development to ensure that the highest level of due diligence was achieved. Ms. Morrissey delivered educational programs on environmental compliance to internal and external audiences.

Ms. Morrissey further served as the Environmental Compliance Manager for MMA Financial's DUS and Tax Credit groups. During her five years at MMA, she was involved in over 400 projects worth over 2 billion dollars in revenue, half of which was for Fannie Mae or Freddie Mac projects. She served as a technical resource for originators and administration and ensured that all projects met the ASTM E1527-05 standard, EPA's All Appropriate Inquiry (AAI), Fannie Mae DUS, and Freddie Mac standards as appropriate. Ms. Morrissey's technical contributions aided in ensuring that the investors' standard of care had been achieved. During her tenure at MMA Financial, Fannie Mae waved the requirement for their checklist to be completed for MMA Financial projects as the internal environmental standards in place were found to be sufficient. Additionally, she standardized MMA Financial's environmental compliance standards and timelines for all projects.

Ms. Morrissey provided support to the United States Army Reserves at Fort Devens, Massachusetts in the Integrated Training Area Management Program, by ensuring that the training lands were in usable condition for training soldiers. This including planning and execution of road and land improvement projects while coordinating with the Environmental

Division to maintain compliance. Ms. Morrissey served as the only GIS professional at Fort Devens, providing mapping projects for project planning and completion documentation.

Field experience for Ms. Morrissey includes:

- Completion of Phase I Environmental Site Assessments for commercial, industrial, residential, telecommunication and vacant properties.
- Completion of Phase II Subsurface Investigations for commercial, industrial, residential and vacant properties.
- Creation of GIS data layers for use by the United States Army Reserves.
- Improvement project planning and oversight to repair damaged training areas for the United States Army Reserves.

Finally, Ms. Morrissey's diversity across residential, industrial, telecommunication, and commercial environments is a major contribution to Partner Engineering and Science's Project management team in the Northeast region of the United States.

APPENDIX D

PRELIMINARY DRAINAGE REPORT AND
PRELIMINARY WATER QUALITY MANAGEMENT PLAN

Preliminary Drainage Report

Project Name:

Brea Place

Entitlement Phase

City of Brea, County of Orange, CA
APN #s 319-331-07, 10, 11, 12, 13, 14, 15 & 319-332-01, 02, 03, 04
Parcels 1-8, P.M. No. 87-367, P.M.B. 224/34-38
Parcels 1-5, P.M. No. 81-1135, P.M.B. 171/18-19

Site Address:

135 & 145 S. State College Blvd.

Brea, CA 92821-5823

803 E. Birch St., Brea, CA 92821-5765

Prepared for:

BPAP Southwest Land LLC, BPAP Northwest Land LLC, BPAP Southeast Land LLC
17885 Von Karman, Suite 110
Irvine, CA 92614
(949) 724-1240

Prepared

Originally on October 16, 2015; Revised on August 13, 2016

Prepared by:

P S O M A S

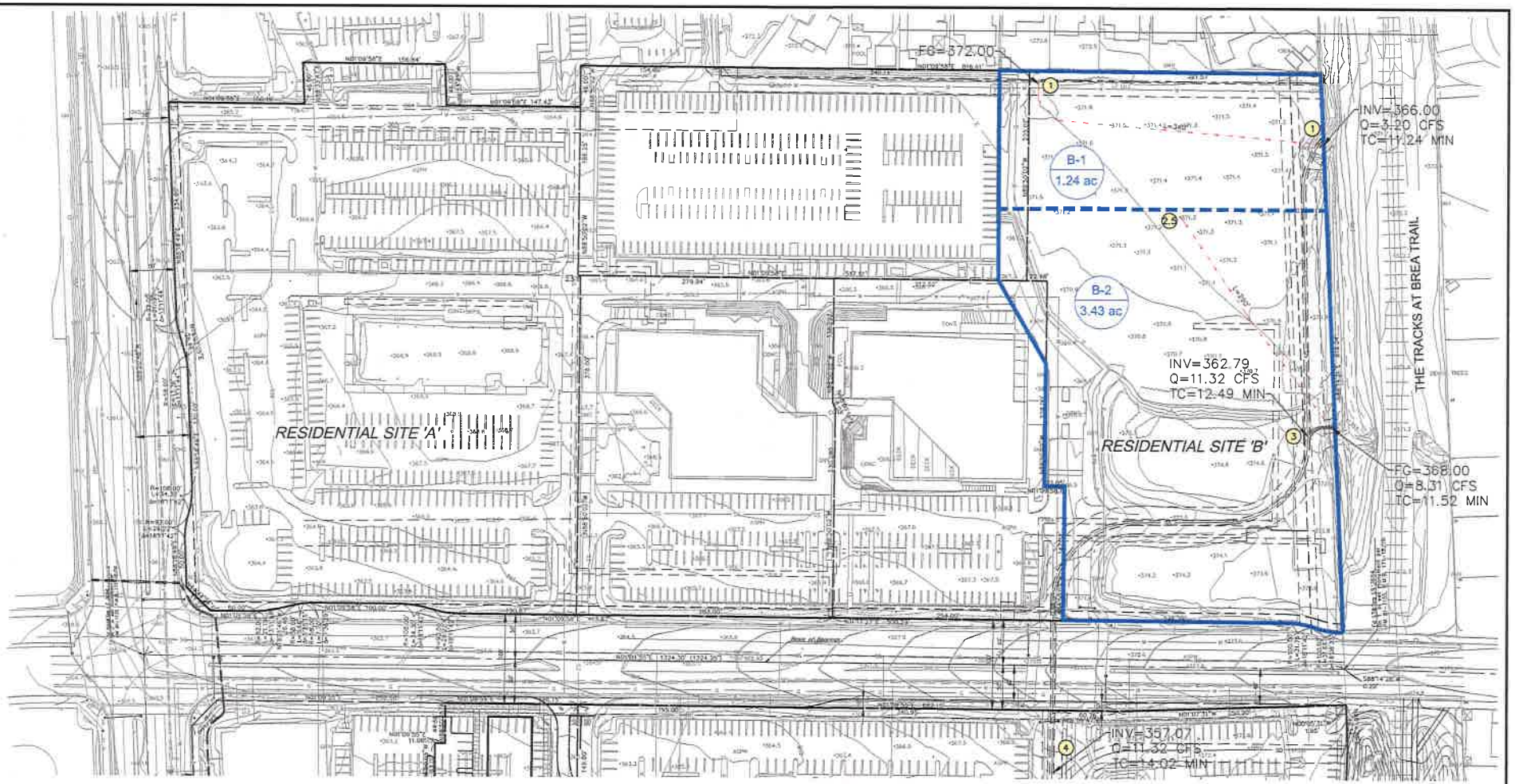
3 Hutton Centre Drive, Suite 200
Santa Ana, California 92707
(714) 751-7

	Hydrology
Existing Conditions	The existing site is currently vacant, relatively flat and drains directly into grate inlets and catch basins connected to the existing 60" storm drain line. The existing storm drain line generally flows southerly into larger storm drain pipes and channels (i.e. Loftus Diversion Channel OCFD A06) before discharging into the U.S. Army Corps of Engineers Fullerton Creek Reservoir approximately a mile south of the site. This reservoir includes a major flood control dam which feeds into Fullerton Creek Channel (OCFD A03) which flows southerly and westerly approximately 10 miles before confluencing with Coyote Creek. Coyote Creek then flows southerly approximately 8 miles before confluencing with the San Gabriel River and ultimately discharging into the Pacific Ocean alongside Alamitos Bay.
Hydrology Approach	To determine the impact that the proposed development has on the storm drain we shall determine the increased runoff into the storm drain because of the new development. The Rational method based on the Orange County Hydrology Manual shall be used to determine the flow conditions for both the Pre-Project and Post-Project conditions. Since the storm drain shall only be moved east into the street and north into the northern property with no major changes to the general alignment it can be inferred that no extra constraints shall affect the storm drain other than the increased flow from the new development. To determine the peak runoff and time of concentration the program AES has been used. This program uses the Rational Method to determine peak flows and time of concentrations. These values shall be compared against each other to determine the impact the realignment shall have on the storm drain's peak flows. Calculations can be found at the end of this report along with an exhibit detailing the information found in the calculations.
Residential Site 'B" Total Area (ft^2)	203,451 ft^2 (4.67 acres)
Known Values & Equations	I = .19 (from the Hydrology Manual Figure B-3, 25-yr 24-hr) F_p = .20 (Soil Type D) A = 4.67 acres C = .9* a_i (Hydrology Manual; I<F_p) Q = C*I*A

	Flow (cfs) (25 yr)	Pervious		Impervious	
		Area (sq ft)	Percentage (a_i)	Area (sq ft)	Percentage (a_i)
Pre-Project Conditions	0.065	185,140	91%	18,310	9%
Post-Project Conditions	0.532	43,500	21%	159,951	79%

	Peak Flow (cfs) (25 yr)	Time of Concentration (min)
Pre-Project Conditions	11.32 cfs	14.02 min
Post-Project Conditions	10.61 cfs	16.11 min

Conclusion	The proposed drainage pattern is similar to the existing condition, except the proposed site will runoff into biofiltration BMPs before discharging into the storm drain system. The proposed storm drain will have new PVC laterals which will pickup runoff from the planter drains and discharge into the existing storm drains. The proposed development will impact the existing storm drain and increase its flow. However the increased flow is not substantial and should not negatively affect the 60" RCP storm drain line. The new storm drain shall be placed in State College Boulevard and will maintain minimum clearance both horizontally and vertically based on City of Brea standards and specifications. The new storm drain shall reconnect with the existing storm drain both upstream and downstream at the existing inverts and shall maintain a relatively constant slope unless vertical clearance does not allow. The AES results shown above for Peak flow can be seen to decrease between the Pre and Post conditions. This is due to the increased flow path and time of concentration. AES results and Hydrology Exhibits have been provided to supplement this information. Plans have been provided to supplement this report.



BIRCH & STATE COLLEGE MIXED-USE DEVELOPMENT

BREA, CA

OVERALL RESIDENTIAL SITE PLAN (WEST OF STATE COLLEGE)

2HIN020200

EXISTING HYDROLOGY SITE B — H.1

No.	ITEM	DATE
1	1ST CITY SUBMITTAL	
2	2ND CITY SUBMITTAL	

CASE FILE NUMBER:

PLANNING SUBMITTAL

PSOMAS
3 Hutton Centre Drive
Suite 200
Santa Ana, CA 92707
(714) 751-7373 Fax(714) 545-8883

NORTH

GRAPHIC SCALE
Note: For reduced sized prints, original scale is in inches

```
**************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM PACKAGE
        (Reference: 1986 ORANGE COUNTY HYDROLOGY CRITERION)
      (c) Copyright 1983-2012 Advanced Engineering Software (aes)
          Ver. 19.0  Release Date: 06/01/2012  License ID 1286

                        Analysis prepared by:

                              Psomas


 ************************** DESCRIPTION OF STUDY **************************
* HINES BREA MIXED USE                                                    *
* EXISTING STORM DRAIN                                                    *
* 25 YEAR STORM                                                           *
 **************************************************************************

  FILE NAME: HINESEX.DAT
  TIME/DATE OF STUDY: 09:25 09/13/2016
==========================================================================
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
==========================================================================
                     --*TIME-OF-CONCENTRATION MODEL*--

  USER SPECIFIED STORM EVENT(YEAR) =   25.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  *DATA BANK RAINFALL USED*
  *ANTECEDENT MOISTURE CONDITION (AMC) I ASSUMED FOR RATIONAL METHOD*

  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  ==================  ======  ===== ======= ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0312 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*
  *USER-SPECIFIED MINIMUM TOPOGRAPHIC SLOPE ADJUSTMENT NOT SELECTED

**************************************************************************
  FLOW PROCESS FROM NODE      1.00 TO NODE      2.00 IS CODE =  21
--------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
  >>USE TIME-OF-CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA<<
==========================================================================
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   340.00
  ELEVATION DATA: UPSTREAM(FEET) =    372.00  DOWNSTREAM(FEET) =    366.00
```

```
 Tc = K*[(LENGTH** 3.00)/(ELEVATION CHANGE)]**0.20
 SUBAREA ANALYSIS USED MINIMUM Tc(MIN.) =   11.241
 *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  3.050
 SUBAREA Tc AND LOSS RATE DATA(AMC  I ):
  DEVELOPMENT TYPE/       SCS SOIL   AREA      Fp         Ap      SCS   Tc
      LAND USE             GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN  (MIN.)
 RESIDENTIAL
 ".4 DWELLING/ACRE"          D        1.24      0.20      0.900    57   11.24
 SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
 SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.900
 SUBAREA RUNOFF(CFS) =      3.20
 TOTAL AREA(ACRES) =      1.24   PEAK FLOW RATE(CFS) =      3.20

****************************************************************************
 FLOW PROCESS FROM NODE      2.00 TO NODE      3.00 IS CODE =  41
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING USER-SPECIFIED PIPESIZE (EXISTING ELEMENT)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =   366.00  DOWNSTREAM(FEET) =   362.79
 FLOW LENGTH(FEET) =   330.00   MANNING'S N =  0.013
 DEPTH OF FLOW IN  60.0 INCH PIPE IS   4.8 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   4.41
 GIVEN PIPE DIAMETER(INCH) =  60.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       3.20
 PIPE TRAVEL TIME(MIN.) =   1.25    Tc(MIN.) =   12.49
 LONGEST FLOWPATH FROM NODE      1.00 TO NODE      3.00 =     670.00 FEET.

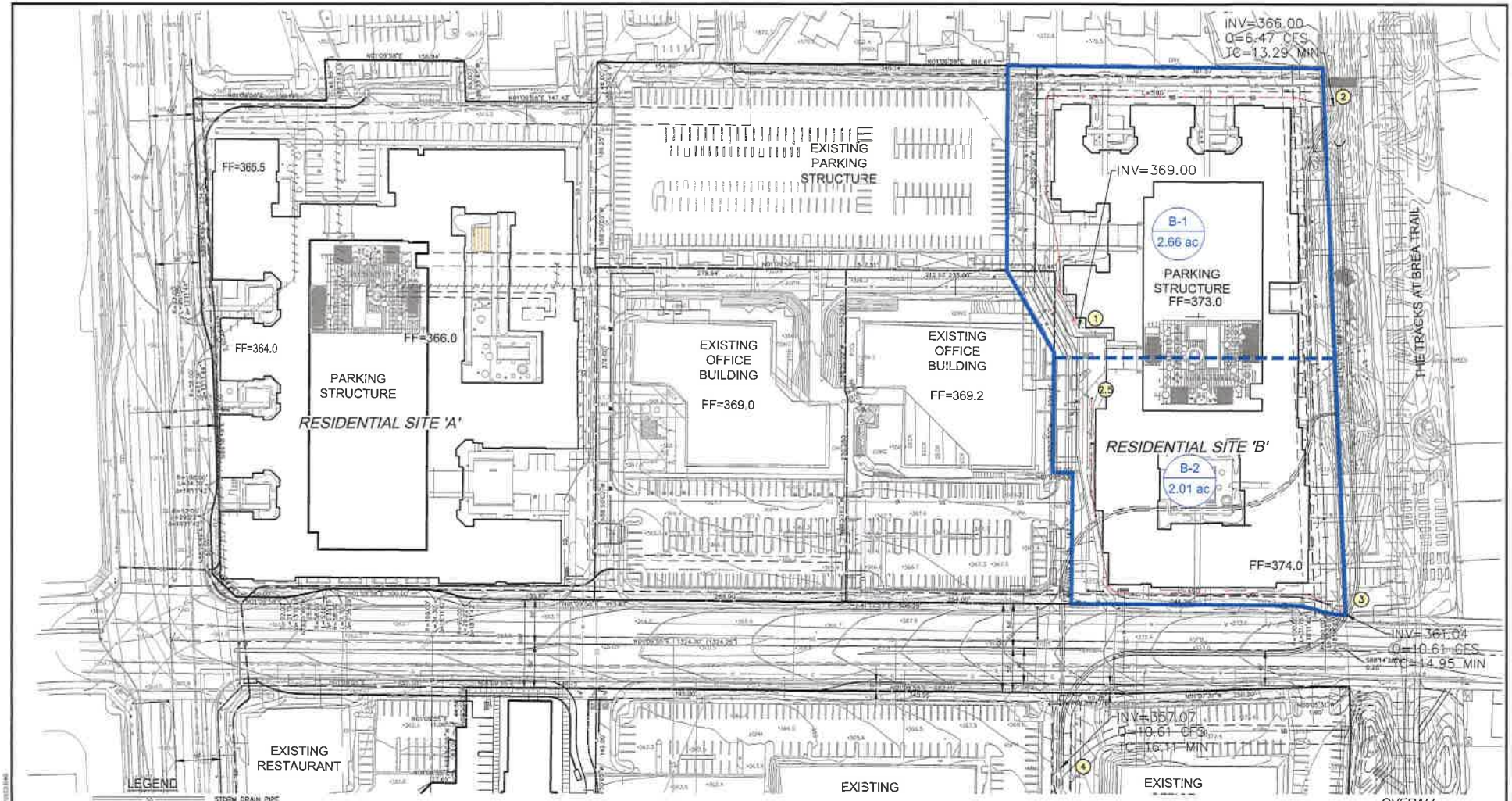
****************************************************************************
 FLOW PROCESS FROM NODE      3.00 TO NODE      3.00 IS CODE =  82
----------------------------------------------------------------------------
 >>>>>ADD SUBAREA RUNOFF TO MAINLINE, AT MAINLINE Tc,<<<<<
 >>>>>(AND COMPUTE INITIAL SUBAREA RUNOFF)<<<<<
============================================================================
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   290.00
 ELEVATION DATA: UPSTREAM(FEET) =    371.30  DOWNSTREAM(FEET) =    368.00

 Tc = K*[(LENGTH** 3.00)/(ELEVATION CHANGE)]**0.20
 SUBAREA ANALYSIS USED MINIMUM Tc(MIN.) =   11.515
 *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  3.008
 SUBAREA Tc AND LOSS RATE DATA(AMC  I ):
  DEVELOPMENT TYPE/       SCS SOIL   AREA      Fp         Ap      SCS   Tc
      LAND USE             GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN  (MIN.)
 RESIDENTIAL
 ".4 DWELLING/ACRE"          D        3.43      0.20      0.900    57   11.52
 SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
 SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.900
 SUBAREA AREA(ACRES) =    3.43   INITIAL SUBAREA RUNOFF(CFS) =    8.73

 ** ADD SUBAREA RUNOFF TO MAINLINE AT MAINLINE Tc:
 MAINLINE Tc(MIN.) =   12.49
 *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  2.873
 SUBAREA AREA(ACRES) =    3.43      SUBAREA RUNOFF(CFS) =    8.31
 EFFECTIVE AREA(ACRES) =      4.67   AREA-AVERAGED Fm(INCH/HR) =  0.18
 AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap =  0.90
```

```
 TOTAL AREA(ACRES) =        4.7       PEAK FLOW RATE(CFS) =      11.32

****************************************************************************
 FLOW PROCESS FROM NODE      3.00 TO NODE      4.00 IS CODE =  41
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING USER-SPECIFIED PIPESIZE (EXISTING ELEMENT)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =   362.79  DOWNSTREAM(FEET) =   357.07
 FLOW LENGTH(FEET) =   590.59   MANNING'S N =  0.013
 DEPTH OF FLOW IN  60.0 INCH PIPE IS   8.7 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   6.44
 GIVEN PIPE DIAMETER(INCH) =  60.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =      11.32
 PIPE TRAVEL TIME(MIN.) =   1.53    Tc(MIN.) =   14.02
 LONGEST FLOWPATH FROM NODE      1.00 TO NODE      4.00 =    1260.59 FEET.
============================================================================
 END OF STUDY SUMMARY:
 TOTAL AREA(ACRES)      =        4.7  TC(MIN.) =     14.02
 EFFECTIVE AREA(ACRES) =       4.67  AREA-AVERAGED Fm(INCH/HR)=  0.18
 AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap = 0.900
 PEAK FLOW RATE(CFS)    =      11.32
============================================================================
============================================================================
 END OF RATIONAL METHOD ANALYSIS
```



OVERALL RESIDENTIAL SITE PLAN (WEST OF STATE COLLEGE)

2HIN020200

PROPOSED HYDROLOGY SITE B — H.2

No.	ITEM	DATE
1	1ST CITY SUBMITTAL	
2	2ND CITY SUBMITTAL	

CASE FILE NUMBER:

PLANNING SUBMITTAL

BIRCH & STATE COLLEGE MIXED-USE DEVELOPMENT

BREA, CA

PSOMAS
3 Hutton Centre Drive
Suite 200
Santa Ana, CA 92707
(714) 751-7373 Fax(714) 545-8883

NORTH

GRAPHIC SCALE
Note: For reduced sized prints, original scale is in inches

```
**************************************************************************
            RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM PACKAGE
           (Reference: 1986 ORANGE COUNTY HYDROLOGY CRITERION)
        (c) Copyright 1983-2012 Advanced Engineering Software (aes)
            Ver. 19.0  Release Date: 06/01/2012  License ID 1286

                          Analysis prepared by:

                                  Psomas


 ************************** DESCRIPTION OF STUDY **************************
* HINES BREA MIXED USE                                                    *
* PROPOSED STORM DRAIN                                                    *
* 25 YEAR STORM                                                           *
 **************************************************************************

  FILE NAME: HINESPR.DAT
  TIME/DATE OF STUDY: 09:22 09/13/2016
==========================================================================
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
==========================================================================
                     --*TIME-OF-CONCENTRATION MODEL*--

  USER SPECIFIED STORM EVENT(YEAR) =   25.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  *DATA BANK RAINFALL USED*
  *ANTECEDENT MOISTURE CONDITION (AMC) I ASSUMED FOR RATIONAL METHOD*

  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  ================  ======  =====  ====== =====  =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0312 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*
  *USER-SPECIFIED MINIMUM TOPOGRAPHIC SLOPE ADJUSTMENT NOT SELECTED

**************************************************************************
  FLOW PROCESS FROM NODE      1.00 TO NODE      2.00 IS CODE =  21
--------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
  >>USE TIME-OF-CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA<<
==========================================================================
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   590.00
  ELEVATION DATA: UPSTREAM(FEET) =    369.00  DOWNSTREAM(FEET) =    366.00
```

```
 Tc = K*[(LENGTH** 3.00)/(ELEVATION CHANGE)]**0.20
 SUBAREA ANALYSIS USED MINIMUM Tc(MIN.) =   13.286
 *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  2.774
 SUBAREA Tc AND LOSS RATE DATA(AMC  I ):
  DEVELOPMENT TYPE/       SCS SOIL   AREA      Fp         Ap      SCS   Tc
      LAND USE             GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN  (MIN.)
 CONDOMINIUMS                D        2.66      0.20      0.350    57   13.29
 SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
 SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.350
 SUBAREA RUNOFF(CFS) =      6.47
 TOTAL AREA(ACRES) =      2.66   PEAK FLOW RATE(CFS) =      6.47

****************************************************************************
 FLOW PROCESS FROM NODE      2.00 TO NODE      3.00 IS CODE =  41
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING USER-SPECIFIED PIPESIZE (EXISTING ELEMENT)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =   366.00  DOWNSTREAM(FEET) =   361.04
 FLOW LENGTH(FEET) =   535.00   MANNING'S N =  0.013
 DEPTH OF FLOW IN  60.0 INCH PIPE IS   6.7 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   5.37
 GIVEN PIPE DIAMETER(INCH) =  60.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       6.47
 PIPE TRAVEL TIME(MIN.) =   1.66    Tc(MIN.) =   14.95
 LONGEST FLOWPATH FROM NODE      1.00 TO NODE      3.00 =    1125.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE      3.00 TO NODE      3.00 IS CODE =  82
----------------------------------------------------------------------------
 >>>>>ADD SUBAREA RUNOFF TO MAINLINE, AT MAINLINE Tc,<<<<<
 >>>>>(AND COMPUTE INITIAL SUBAREA RUNOFF)<<<<<
============================================================================
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   490.00
 ELEVATION DATA: UPSTREAM(FEET) =    366.00  DOWNSTREAM(FEET) =    363.00

 Tc = K*[(LENGTH** 3.00)/(ELEVATION CHANGE)]**0.20
 SUBAREA ANALYSIS USED MINIMUM Tc(MIN.) =   11.885
 *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  2.955
 SUBAREA Tc AND LOSS RATE DATA(AMC  I ):
  DEVELOPMENT TYPE/       SCS SOIL   AREA      Fp         Ap      SCS   Tc
      LAND USE             GROUP   (ACRES)  (INCH/HR)  (DECIMAL)  CN  (MIN.)
 CONDOMINIUMS                D        2.01      0.20      0.350    57   11.88
 SUBAREA AVERAGE PERVIOUS LOSS RATE, Fp(INCH/HR) =  0.20
 SUBAREA AVERAGE PERVIOUS AREA FRACTION, Ap =  0.350
 SUBAREA AREA(ACRES) =    2.01   INITIAL SUBAREA RUNOFF(CFS) =    5.22

 ** ADD SUBAREA RUNOFF TO MAINLINE AT MAINLINE Tc:
 MAINLINE Tc(MIN.) =   14.95
 *  25 YEAR RAINFALL INTENSITY(INCH/HR) =  2.595
 SUBAREA AREA(ACRES) =    2.01      SUBAREA RUNOFF(CFS) =    4.57
 EFFECTIVE AREA(ACRES) =      4.67   AREA-AVERAGED Fm(INCH/HR) =  0.07
 AREA-AVERAGED Fp(INCH/HR) =  0.20  AREA-AVERAGED Ap =  0.35
 TOTAL AREA(ACRES) =        4.7       PEAK FLOW RATE(CFS) =      10.61
```

Preliminary Water Quality Management Plan (pWQMP)

Project Name:

Brea Place

Entitlement Phase

City of Brea, County of Orange, CA

APN #s 319-331-07, 10, 11, 12, 13, 14, 15 & 319-332-01, 02, 03, 04

Parcels 1-8, P.M. No. 87-367, P.M.B. 224/34-38

Parcels 1-5, P.M. No. 81-1135, P.M.B. 171/18-19

Site Address:

135 & 145 S. State College Blvd.

Brea, CA 92821-5823

803 E. Birch St., Brea, CA 92821-5765

Prepared for:

BPAP Southwest Land LLC, BPAP Northwest Land LLC, BPAP Southeast Land LLC

17885 Von Karman, Suite 110

Irvine, CA 92614

(949) 724-1240

Prepared

June 1, 2015

Prepared by:

P S O M A S

3 Hutton Centre Drive, Suite 200

Santa Ana, California 92707

(714) 751-7373

Project Owner's Certification			
Permit/Application No.	N/A	Grading Permit No.	N/A
Tract/Parcel Map No.	Parcels 1-8, P.M. No. 87-367, P.M.B. 224/34-38 Parcels 1-5, P.M. No. 81-1135, P.M.B. 171/18-19	Building Permit No.	N/A
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			APN #s 319-331-07, 10, 11, 12, 13, 14, 15 319-332-01, 02, 03, 04

This Water Quality Management Plan (WQMP) has been prepared for Hines Brea Place Acquisitions Partners LLC, by PSOMAS. The WQMP is intended to comply with the requirements of the local NPDES Stormwater Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana Region. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Owner:			
Name			
Title			
Company	Brea Acquisition Partners LLC		
Address	17885 Von Karman, Suite 110		
Email	Bhavesh.parikh@hines.com		
Telephone #	(949) 724-1240		
Signature		Date	

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Vicinity Map
Aerial Map
Hydrologic Soils Group Map
WQMP Site Plan
OCFCD Base Map of Drainage Facilities in Orange County
Technical Guidance Documents: Figure XVI-1: Rainfall Zones
Figure XVI-2d: North Orange County Mapped Depth to First Groundwater
Orange County Watershed Master Planning: Susceptibility Analysis San Gabriel River - Coyote Creek
BIO-1 - Bioretention with Underdrains
SD-13 Storm Drian Signage
Table 1.1 Proposed Volume-Based BMP Sizing Table for Hydromodification

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The Ocean begins at your Front Door
Help Prevent Ocean Pollution: Tips for Landscape and Gardening
Sewage Spill Reference Guide-Your Responsibility as a Private Property Owner
Help Prevent Ocean Pollution: Recycle at Your Local Used Oil Collection
Help Prevent Ocean Pollution: Proper maintenance Practices for your Business

Section I - Discretionary Permit(s) and Water Quality Conditions

Project Infomation			
Permit/Application No.	N/A	Tract/Parcel Map No.	Parcels 1-8, P.M.B. 224/34-38
Additional Information/ Comments:	This Water Quality Management Plan (WQMP) is intended to comply with the City of Brea Planning Department and Water Quality Ordinance (City Municipal Code Chapter 13.32), which requires preparation of a WQMP for all priority projects and coverage under the National Pollution Discharge Elimination System (NPDES) General Permit for Construction Activities. The proposed project is considered a priority project because it is classified as a significant redevelopment project under the requirements listed in the Orange County Model WQMP table 7.II-2 row 8. A significant redevelopment project is described as one that adds or replaces 5,000 or more square feet of impervious surface.		
Water Quality Conditions			
Water Quality Conditions (list verbatim)	Bookmark§ 13.32.030 CONTROL OF URBAN RUNOFF. A. New development and significant redevelopment. 1. All new development and significant redevelopment within the city shall be undertaken in accordance with: a. The DAMP, including but not limited to the development project guidance; and b. Any conditions and requirements established by the planning agency [planning department, engineering department or building department], which are reasonably related to the reduction or elimination of pollutants in storm water runoff from the project site.		
Watershed-Based Plan Conditions			

Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.	A Watershed Infiltration and Hydro-modification Master Plan (WIHMP) has been developed and submitted for the Coyote Creek and San Gabriel River watershed, but has not yet been approved. According to the integrated 2010 California 303(d) List of Water Quality Limited Segments, the following TMDLs have been established for the Coyote Creek and San Gabriel River Estuary water bodies (within the Los Angeles Regional Water Quality Control Board (Region 4)): Copper-Dissolved and Lead (Coyote Creek), and Copper (San Gabriel River Estuary).

Section II - Project Description

II.1 Project Description

Description of Proposed Project				
Development Category (Verbatim from WQMP):	New Mixed Use Development			
Project Area (ft^2): 611,150 (14.03 Ac)	Number of Dwelling Units: +/- 700 multi-family unit, and 150 key 4-story hotel		SIC Code: 6513, 701	
Narrative Project Description:	The project site is located on the east and west side of State College Boulevard between Birch Street to the south and the Tracks at Brea Trail (formerly Pacific Electric Railway) to the north. The existing 30-acre site consists of miscellaneous mixed use and vacant land; office buildings, and restaurant within City of Brea and are zoned for Mixed Use (MU-1) and Major Shopping Center (C-C (PD)) developments. The proposed 14-acre site redevelopment includes two mixed-use residential and retail buildings with interior parking structures and +/- 700 multi-family units on the west side of State College Blvd, and a 150-key, 4-story hotel with parking on the east side of State College Blvd. The project also includes the expansion of the existing parking structure by adding 2 levels which does not require grading. The landscaping will include drought tolerant shrubs and trees in the interior and perimeter landscaping. The project does not include outdoor materials storage areas, and equipment or vehicle maintenance, repair, washing and fueling areas.			
Project Area	Pervious		Impervious	
	Area (acres or sq ft)	Percentage	Area (acres or sq ft)	Percentage
Pre-Project Conditions	61,115 sq ft	10%	550,035 sq ft	90%
Post-Project Conditions	98,000 sq ft	16%	513,150 sq ft	84%
Drainage Patterns/Connections	The existing site is relatively flat and drains directly into grate inlets, catch basins and existing storm drain pipes within the drive aisles, parking lots, and offsite streets and railroad right-of-way.			

	The public/off-site storm drains which receive drainage from the project include a 60" RCP storm drain which is proposed to be relocated along the north side of the site, and a 24" storm drain lateral at the corner of Birch Street and State College Boulevard. The existing storm drain lines generally flow southerly into larger storm drain pipes and channels (i.e. Loftus Diversion Channel OCFD A06) before discharging into the U.S. Army Corps of Engineers Fullerton Creek Reservoir approximately a mile south of the site. This reservoir includes a major flood control dam which feeds into Fullerton Creek Channel (OCFD A03) which flows southerly and westerly approximately 10 miles before confluencing with Coyote Creek. Coyote Creek then flows southerly approximately 8 miles before confluencing with the San Gabriel River and ultimately discharging into the Pacific Ocean alongside Alamitos Bay. The proposed drainage pattern is similar to the existing condition, except the proposed site will runoff into biofiltration BMPs before discharging into the storm drain system. The proposed storm drain will have new PVC laterals which will pickup runoff from the planter drains and discharge into the existing storm drains.

II.2 Potential Stormwater Pollutants

Pollutants of Concern			
Pollutant	Circle One: E=Expected to be of concern N=Not Expected to be of concern		Additional Information and Comments
Suspended-Solid/ Sediment	**E**		Expected since landscaping exists on-site.
Nutrients	**E**		Expected since landscaping exists on-site.
Heavy Metals		**N**	Not expected – no outdoor storage or metal roofs
Pathogens (Bacteria/Virus)	**E**		Expected from food or animal waste
Pesticides	**E**		Expected since landscaping exists on-site.
Oil and Grease	**E**		Expected from driveway and parking areas.
Toxic Organic Compounds	**E**		Expected in commercial development
Trash and Debris	**E**		Expected in commercial and multi-family residential development.

II.3 Hydrologic Conditions of Concern

☒ No – Show map

☐ Yes – Describe applicable hydrologic conditions of concern below. *Refer to Section 2.2.3 in the TGD.*

Based on Figure XVI-3a, Susceptibility Analysis Coyote Creek and San Gabriel River, this project is in the potential areas of erosion, habitat and physical structure susceptibility. However, because the site drainage enters into an improved storm drain or stabilized channel, and outlets into Fullerton Reservoir, the downstream peak flows will be mitigated.

II.4 Post Development Drainage Characteristics

Describe post development drainage characteristics. *Refer to Section 2.2.4 in the TGD.*

The site is located in an area of low infiltration rates according to the Orange County Hydrology Map, which classifies the soil as being soil group D (infiltration rate approximately 0.20 in/hr). Therefore, for this project, biofiltration BMPs are proposed. The proposed project drainage will be collected using roof downspouts, and flow directly into the top of filtration planter boxes and bioretention BMPs with underdrains. Theses planter boxes and bioretention BMPs will consist of a layer of mulch (3"), sandy loam (18"-36"), and gravel (12"). Once the stormwater passes through the planting material, the water will outlet from the base of the planter by curb drain to the street gutter.

II.5 Property Ownership/Management

Describe property ownership/management. *Refer to Section 2.2.5 in the TGD.*

All parcels of the project are owned by Brea Acquisition Partners LLC. No portions of the project will be transferred to a public agency and Brea Acquisition Partners LLC will be responsible for long term maintenance of the projects stormwater facilities.

Section III - Site Description

III.1 Physical Setting

Fill out table with relevant information. *Refer to Section 2.3.1 in the TGD.*

Planning Area/ Community Name	Brea General Plan
Location/Address	135 & 145 S. State College Blvd. Brea, CA 92821-5823
	803 E. Birch St. Brea, CA 92821-5765
Land Use	Mixed Use I, Regional Commercial
Zoning	Mixed Use (MU-1) and Major Shopping Center (C-C (PD))
Acreage	14.03 Ac redeveloped / 30.28 Ac total (46% of total site)
Predominant Soil Type	D

III.2 Site Characteristics

Precipitation Zone	The site 24-hour, 85th percentile rainfall is 0.91 inches per Figure XVI-1 Rainfall Zones in the Technical Guidance Document.
Topography	The existing 30-acre site consists of miscellaneous mixed use and vacant land; office buildings, and restaurant. The site is very flat with drainage flowing directly into storm drain and catch basin in the adjacent drive aisles and streets.
Drainage Patterns/Connections	The existing site currently drains directly into grate inlets and catch basins and into an underground storm drain and open channel system, which drains off-site into Fullerton Reservoir Flood Control Basin.
Soil Type, Geology, and Infiltration Properties	The predominant soil type is D, which indicates an infiltration rate is 0.2"/hr.

Site Characteristics (continued)	
Hydrogeological (Groundwater) Conditions	No historical high groundwater level was identified on the Orange County Infiltration Study Figure XVI-2e, Mapped Shallow Groundwater in the Orange County Model WQMP Technical Guidance Document (TGD) dated May 19, 2011. According to the map, the estimated depth to groundwater is greater than 20' below ground surface.
Geotechnical Conditions (relevant to infiltration)	A geotechnical investigation shall be prepared for the project site and to address geotechnical conditions related to infiltration.
Off-Site Drainage	For this project, off-site drainage drains away from the property towards the public streets and storm drains, and is not comingled with project runoff.
Utility and Infrastructure Information	The proposed storm drain has been placed with the necessary clearances from existing utilities.

III.3 Watershed Description

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. *Refer to Section 2.3.3 in the TGD.*

Receiving Waters	Fullerton Channel, Coyote Creek and San Gabriel River Estuary
303(d) Listed Impairments	The Santa Ana River Reach 1 is not listed on the Approved 2010 List
Applicable TMDLs	Copper-dissolved, copper and Lead
Pollutants of Concern for the Project	Copper-dissolved, copper and Lead
Environmentally Sensitive and Special Biological Significant Areas	There are no Environmentally Sensitive Areas (ESAs) or Areas of Special Biological Significance (ASBSs) on or within 200 feet of the project site.

Section IV - Best Management Practices (BMPs)

IV. 1 Project Performance Criteria

(NOC Permit Area only) Is there an approved WIHMP or equivalent for the project area that includes more stringent LID feasibility criteria or if there are opportunities identified for implementing LID on regional or sub-regional basis?	YES ☐	NO ☒
If yes, describe WIHMP feasibility criteria or regional/sub-regional LID opportunities.	No	

Project Performance Criteria (continued)	
If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MWQMP)	Based on Figure XVI-3a, Susceptibility Analysis Coyote Creek and San Gabriel River, this project is in the potential areas of erosion, habitat and physical structure susceptibility. However, because the site drainage enters into an improved storm drain or stabilized channel, and outlets into Fullerton Reservoir, the downstream peak flows will be mitigated. Runoff from the site will be minimized by included large planting areas and detaining the runoff during storm events in filtration planters.
List applicable LID performance criteria (Section 7.II-2.4.3 from MWQMP)	1) Priority Projects must infiltrate, harvest and use, evapotranspire, or biotreat/biofilter, the 85th percentile, 24-hour storm event (Design Capture Volume). 2) A properly designed biotreatment system may only be considered if infiltration, harvest and use, and evapotranspiration (ET) cannot be feasibly implemented for the full design capture volume. In this case, infiltration, harvest and use, and ET practices must be implemented to the greatest extent feasible and biotreatment may be provided for the remaining design capture volume.
List applicable treatment control BMP performance criteria (Section 7.II-3.2.2 from MWQMP)	Since infiltration is not feasible on this project, filtration planters and bioretention with underdrains will be the stormwater BMPs used on the project.

Calculate LID design storm capture volume for Project.	Proposed Condition: Vp = C x d x A x 43560 sf/ac x 1/12 in/ft Vp =(0.75 x 0.84 + 0.15) x 0.91 x 14.03 x 43560 x 1/12 Vp = 36,150 CF Total BMP storage: Vbmp = 45,600 CF > 36,150 CF ok Total BMP treatment*: Vbmp = CF > 120,000 CF ok *based on design biofiltration rate of 2.5 in/hr and 24-hour draw-down period See Table 1.1 included in Section VI

IV.2. SITE DESIGN AND DRAINAGE PLAN

Describe site design and drainage plan including

- A narrative of site design practices utilized or rationale for not using practices;
- A narrative of how site is designed to allow BMPs to be incorporated to the MEP
- A table of DMA characteristics and list of LID BMPs proposed in each DMA.
- Reference to the WQMP plot plan.
- Calculation of Design Capture Volume (DCV) for each drainage area.
- A listing of GIS coordinates for LID and Treatment Control BMPs (unless not required by local jurisdiction).

Refer to Section 2.4.2 in the TGD.

The first step in the LID BMP selection process is to consider HSCs. There are no significant HSCs proposed for this project.

The use of filtration planter boxes and bioretention with underdrains will be used to treat runoff and site drainage. Runoff from the building will be collected using roof downspouts that will flow directly into the top of the filtration planter boxes, where it will be filtered, then discharged into the street at the curb face. Infiltration on site is not feasible because of the low infiltration rate of the underlying soil. Inlet risers are designed to allow the silt and pollutants to settle within the planter boxes, and the peak flows to overflow into the inlet riser.

The attached map in Section VI (WQMP Drainage/Site Plan) describes the stormwater drainage management area (DMA) and proposed BMPs. The BMP Sizing Table 1.1 in Section VI includes the Design Capture Volume (DCV) calculations.

IV.3 LID BMP SELECTION AND PROJECT CONFORMANCE ANALYSIS

Each sub-section below documents that the proposed design features conform to the applicable project performance criteria via check boxes, tables, calculations, narratives, and/or references to worksheets. *Refer to Section 2.4.2.3 in the TGD for selecting LID BMPs and Section 2.4.3 in the TGD for conducting conformance analysis with project performance criteria.*

IV.3.1 Hydrologic Source Controls

The retention criteria shall be met with a dry extended detention basin, therefore HSCs are not required.

Name	Included?
Localized on-lot infiltration	☐
Impervious area dispersion (e.g. paved parking surface disconnection)	☒
Street trees (canopy interception)	☐
Residential rain barrels (not actively managed)	☐
Green roofs/Brown roofs	☐
Blue roofs	☐
Impervious area reduction (e.g. permeable pavers, site design)	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐
Other:	☐

IV.3.2 Infiltration BMPs

The retention criteria shall be met with infiltration planter boxes and bioretention with underdrains, which will provide evapotranspiration, biological treatment and filtration, but no infiltration.

Name	Included?
Bioretention	☐
Rain gardens	☐
Porous landscaping	☐
Infiltration planters	☐
Retention swales	☐
Infiltration trenches	☐
Infiltration basins	☐
Drywells	☐
Subsurface infiltration galleries	☐
French drains	☐
Permeable asphalt	☐
Permeable concrete	☐
Permeable concrete pavers	☐
Other:	☐
Other:	☐

It is not feasible to infiltrate on the project site due to the low infiltration rates of the underlying soil (soil type D).

IV.3.3 Evapotranspiration, Rainwater Harvesting BMPs

Name	Included?
All HSCs; *See Section IV.3.1*	☐
Surface-based infiltration BMPs	☐
Biotreatment BMPs	☐
Above-ground cisterns and basins	☐
Underground detention	☐
Other:	☐
Other:	☐
Other:	☐

Show calculations below to demonstrate if the LID Design Storm Capture Volume can be met with evapotranspiration, rainwater harvesting BMPs in combination with infiltration BMPs. If not document how much can be met with either infiltration BMPs, evapotranspiration, rainwater harvesting BMPs, or a combination, and document why it is not feasible to meet the full volume with either of these BMPs categories.

Harvest and reuse is not feasible due to the small size and remote location of the project, and the cost of implementing the system. Instead, the site roof and deck areas drain into a filtration planter boxes, where drainage will be treated and retained.

IV.3.4 Biotreatment BMPs

Name	Included?
Bioretention with underdrains	☒
Stormwater planter boxes with underdrains	☒
Rain gardens with underdrains	☐
Constructed wetlands	☐
Vegetated swales	☐
Vegetated filter strips	☐
Proprietary vegetated biotreatment systems	☐
Wet extended detention basin	☐
Dry extended detention basin	☐
Other:	☐
Other:	☐

The project will treat the site design capture volume (DCV) through the use of filtration planter boxes and bioretention with underdrains. The drainage area is 14.03 acres with a resultant DCV of 36,150 cubic feet (0.83 Ac-ft). The amount of water treated over the 24-hour design storm period is 120,000 cubic feet.

See Table 1.1 for Biofiltration BMP sizing calculations.

IV.3.5 Hydromodification Control BMPs

Hydromodification Control BMPs	
BMP Name	**BMP Description**
Not applicable	

IV.3.6 Regional/Sub-Regional LID BMPs

Regional/Sub-Regional LID BMPs

Per Figure 7.II-7 of the model WQMP, if there is no approved regional BMP or Watershed Infiltration and Hydromodification Master Plan (WIHMP), the project site shall incorporate LID BMPs as the first priority. There is no regional BMP that this project drains into. For this project, LID BMPs are being implemented at the source.

IV.3.7 Treatment Control BMPs

Treatment control BMPs are not used since the full Design Storm Capture Volume is being treated with infiltration BMPs.

Treatment Control BMPs	
BMP Name	**BMP Description**
Not applicable	

IV.3.8 Non-structural Source Control BMPs

Non-Structural Source Control BMPs				
Identifier	**Name**	**Check One**		**If not applicable, state brief reason**
		Included	**Not Applicable**	
N1	Education for Property Owners, Tenants and Occupants	☒	☐	
N2	Activity Restrictions	☒	☐	
N3	Common Area Landscape Management	☒	☐	
N4	BMP Maintenance	☒	☐	
N5	Title 22 CCR Compliance (How development will comply)	☐	☒	No hazardous waste
N6	Local Industrial Permit Compliance	☐	☒	
N7	Spill Contingency Plan	☐	☒	No storage is provided in project area
N8	Underground Storage Tank Compliance	☐	☒	No storage is provided in project area
N9	Hazardous Materials Disclosure Compliance	☐	☒	No hazardous materials
N10	Uniform Fire Code Implementation	☐	☒	No hazardous materials
N11	Common Area Litter Control	☒	☐	
N12	Employee Training	☒	☐	
N13	Housekeeping of Loading Docks	☐	☒	No loading dock
N14	Common Area Catch Basin Inspection	☒	☐	
N15	Street Sweeping Private Streets and Parking Lots	☒	☐	
N16	Retail Gasoline Outlets	☐	☒	No retail gasoline outlet

The following non-structural BMPs are proposed for source control and reduction/elimination of pollutants: **(See WQMP Site Plan in Section VI)**

N1 Education for Property Owners, Tenants and Occupants: Practical informational materials are provided to occupants or tenants to increase the public's understanding of stormwater quality, sources of pollutants, and what they can do to reduce pollutants in stormwater. Educational materials available from the County of Orange can be downloaded here: http://ocwatersheds.com/publiced/resources/bussbrochure and are also located in Section VII of this report.

Explanation/Description: Hines Brea Place Acquisition Partners, LLC Properties will provide educational environmental awareness materials to all employees and contractors during the initial hiring and orientation process, and annually thereafter. Among other items, these educational materials will address specific chemicals (including household, commercial, industrial, automotive, and landscape types). The use of these chemicals should be limited to within the confines of the site (generally inside the building) where waste water drains directly into the public sanitary sewer system, with no discharge to gutters, paved areas, drainage devices and landscaped areas where drainage will be released from the site.

N2 Activity Restrictions:
Hines Brea Place Acquisition Partners, LLC Properties will provide restrictions to all employees, contractors, etc. on certain activities conducted on this property. Hines Brea Place Acquisition Partners, LLC properties will provide a list of these activity restrictions to employees, contractors, etc. upon start date and annually thereafter. If violations occur, Hines Brea Place Acquisition Partners, LLC will record the event and notify employees, contractors, etc. Hines Brea Place Acquisition Partners, LLC Properties will provide another list of these activity restrictions. If employees, contractors, etc. continue to violate these activity restrictions, City of Irvine Code Enforcement will be notified.

These restrictions include:

- Vehicle washing, maintenance or repair outside of designated areas
- Hosing down of paved areas
- Disposal of animal waste not in appropriate locations
- Use of chemicals, pesticides, toxins, etc. on paved or landscape areas
- Dumping of any waste into drainage facilities
- Blowing or sweeping of debris (leaf litter, grass clippings, litter, etc.) into drainage facilities

- Discharges of fertilizer or pesticides to drainage facilities
- Keeping dumpster lids open
- Washing kitchen wastes or kitchen equipment to storm water drainage features

The owner will inform employees, contractors, etc. that spills are to be swept or vacuumed.

N3 Common area landscape maintenance:
A licensed landscape maintenance crew will be provided by Hines Brea Place Acquisition Partners, LLC to maintain area landscaping. This maintenance crew will utilize the following efficient landscape and irrigation practices:

- Weekly inspections will be scheduled to ensure proper functioning of the irrigation system.
- Poorly functioning heads, valves, etc. will be repaired or replaced.
- Proper functioning of the irrigation system will be confirmed prior to application of pesticides, herbicides and fertilizers to avoid nuisance runoff and subsequent release of chemicals into the drainage system.
- Fertilizers will be worked into the soil to a depth of 4 to 6 inches to reduce the likelihood of their inadvertent runoff into downstream surface waters.
- All chemical applications will be carried out in strict accordance with the manufacturer's label, and using the minimum effective quantity.
- Pesticides are to be used only after recommendation from a state-licensed pest control advisor.
- Pesticides are only to be applied by or under the direct supervision of a state licensed or certified pesticide applicator or by workers with equivalent training.
- Keep irrigation system at short repeat cycles to minimize runoff and erosion.
- Replenish wood mulches to reduce evaporation and frequency of watering.

N4 BMP maintenance: BMP implementation, operation, and maintenance is described with each BMP Narrative in this section and in Section V, Inspection and Responsibility for BMPs.

N11 Common Area Litter Control: Hines Brea Place Acquisition Partners, LLC Properties will be responsible for implementing trash management and litter control procedures in all areas of the site to reduce pollution of drainage water. Hines Brea Place Acquisition Partners, LLC Properties may employ a contractor (possibly the landscape maintenance crew) to implement these procedures on a regular basis. Essential tasks will include daily inspection of trash in paved and unpaved areas, and noting trash disposal violations by employees,

contractors, etc. If violations occur, employees, contractors, etc. will be notified by the Hines Brea Place Acquisition Partners, LLC Properties, and further education will be provided.

N12 Employee Training: Practical informational materials and/or training are provided to employees to increase their understanding of stormwater quality, sources of pollutants, and their responsibility for reducing pollutants in stormwater.

Explanation/Description: Education program (See N1) will be provided by Hines Brea Place Acquisition Partners, LLC Properties to employees to increase their understanding of stormwater quality and responsibility to reduce pollutant discharge into stormwater.

N14 On-site Catch Basin and Inlet Inspection: The area drain lines must be inspected and if necessary, cleaned (when over 40% full), repaired or replaced prior to the start of each rainy season (no later than October 15th of each year). Silt, debris, and any other obstruction are to be removed from the bottom of atrium inlets once every three months, within five days prior to October 15th and after every storm event. Hines Brea Place Acquisition Partners, LLC Properties may employ a contractor (possibly the landscape maintenance crew) to implement these procedures on a regular basis.

N15 Drive Aisle and Parking Area Sweeping: Drive aisles and parking areas will be swept clean every two weeks and once within five days prior to Oct. 15th. It is prohibited for street sweepers to sweep debris into storm drain inlets or vegetated swales.

IV.3.9 Structural Source Control BMPs

Structural Source Control BMPs				
Identifier	**Name**	**Check One**		**If not applicable, state brief reason**
		Included	**Not Applicable**	
S1	Provide storm drain system stenciling and signage	☒	☐	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	☐	☒	
S3	Design and construct trash and waste storage areas to reduce pollution introduction	☒	☐	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐	
S5	Protect slopes and channels and provide energy dissipation	☐	☒	No slopes or channels
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	☐	☒	
S6	Dock areas	☐	☒	No dock areas
S7	Maintenance bays	☐	☒	No maintenance bays
S8	Vehicle wash areas	☐	☒	No vehicle wash areas
S9	Outdoor processing areas	☐	☒	No outdoor processing areas
S10	Equipment wash areas	☐	☒	No equipment wash areas
S11	Fueling areas	☐	☒	No fueling areas
S12	Hillside landscaping	☐	☒	No hillsides
S13	Wash water control for food preparation areas	☐	☒	No food preparation areas
S14	Community car wash racks	☐	☒	No community car wash racks

The following structural BMPs are proposed for source control and reduction/elimination of pollutants: **(See WQMP Site Plan in Section VI)**

Provide storm drain system labeling and signage: Phrase "No Dumping – Drains to Ocean" or equally effective phrase to be labeled on grate and drain inlets to alert the public to the destination of pollutants discharged into storm water. Hines Brea Place Acquisition Partners, LLC Properties shall decide if the label will be painted stencil, concrete etching, thermoplastic, ceramic tile, metal plaques, or equally effective alternative. Hines Brea Place Acquisition Partners, LLC Properties will inspect all inlets every three months for legibility. The label shall be replaced if broken or illegible. Markers shall be restenciled at a minimum once every five years.

Design and construct trash and waste storage areas to reduce pollution introduction: Exterior trash enclosures shall have covered roofs to prevent stormwater from mixing with trash. The trash enclosures shall also have washout drains in the center that connect to the on-site sewer system.

Use efficient irrigation systems & landscape design: The timing and application methods of irrigation water shall be designed to minimize the runoff of excess irrigation water into the storm drain system. The following methods have been implemented to reduce excessive irrigation runoff:

- Employment of irrometer devices (moisture sensors) to prevent irrigation after precipitation.
- The use of flow sensors and master control valves to shut down valve when triggered by a pressure drop. This shut down will control water loss in the event of broken sprinkler heads or lines.
- The irrigation application method considered shall be a drip system. A drip irrigation system is buried under the soil, which eliminates runoff and wind misting and minimizes water loss due to evaporation.
- The timing of irrigation water shall be designed at short repeat cycles to further eliminate irrigation water runoff and to minimize erosion, due to saturated soil.
- Although no native or drought-tolerant plants will be used, the plants used have low to medium water requirements and are appropriate for the climate of the area.
- Mulch is used in planter areas to minimize sediment in runoff.

The procedures for irrigation system and landscape maintenance and inspection are described in Section V, Operations and Maintenance Plan (N3). The irrigation system shall be inspected weekly in conjunction with maintenance activities.

IV.4 ALTERNATIVE COMPLIANCE PLAN (IF APPLICABLE)

IV.4.1 Water Quality Credits

<table>
<tr><th colspan="5">Description of Proposed Project</th></tr>
<tr><td colspan="5">Project Types that Qualify for Water Quality Credits (Select all that apply):</td></tr>
<tr><td colspan="2">☐ Redevelopment projects that reduce the overall impervious footprint of the project site.</td><td colspan="2">☐ Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface WQ if not redeveloped.</td><td>☐ Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance).</td></tr>
<tr><td colspan="2">☐ Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).</td><td colspan="2">☐ Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned</td><td>☐ Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).</td></tr>
<tr><td>☐ Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.</td><td>☐ Developments in a city center area.</td><td>☐ Developments in historic districts or historic preservation areas.</td><td>☐ Live-work developments, a variety of developments designed to support residential and vocational needs together – similar to criteria to mixed use development; would not be able to take credit for both categories.</td><td>☐ In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.</td></tr>
<tr><td>Calculation of Water Quality Credits
(if applicable)</td><td colspan="4">Not applicable</td></tr>
</table>

IV.4.2 Alternative Compliance Plan Information

Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. *Refer to Section 7.II 3.0 in the WQMP.*

Not applicable

Section V - Inspection/Maintenance Responsibility for BMPs

Inspection and maintenance records must be kept for a minimum of five years for inspection by the regulatory agencies.

BMP Inspection/Maintenance			
BMP	**Reponsible Party(s)**	**Inspection/ Maintenance Activities Required**	**Minimum Frequency of Activities**
BIO-1: Filtration Planter Boxes and Bioretention with Underdrains	Hines Brea Acquisition Partners LLC, 17885 Von Karman, Suite 110, Irvine, CA 92614 (949) 724-1240 Landscape maintenance crew	Inspection of drainage inlets and swales for clogging and to ensure drainage system is working as designed. Accumulated litter and sediment shall be removed immediately.	Minimum quarterly per year, before and after rainy season.
N1: Education for Property Owners, Tenants and Occupants	Hines Brea Acquisition Partners LLC, See above	Hines Brea Acquisition Partners LLC will provide employees and contractors with educational materials regarding water quality protection. All employees and contractors must be trained and aware of the Water Quality Management Plan. Each employee and contractor will sign off on a handbook receipt indicating they have read and are aware of the document.	Upon initial hiring and orientation of employees and contractors, and annually thereafter.

N2. Activity Restrictions	Hines Brea Acquisition Partners LLC, 17885 Von Karman, Suite 110 Irvine, CA 92614 (949) 724-1240	Hines Brea Acquisition Partners LLC, will provide restrictions to all employees, contractors, tenants, etc. on activities that contribute to stormwater pollution. Property owners, employees, contractors, etc. must be trained and aware of activity restrictions. Each property owner, employee contractor, etc. will sign off on a Handbook Receipt indicating they have read and are aware of the document.	Property owner, contractor, employees, etc. will receive a list of activity restrictions on start date and annually thereafter.
N3. Common Area Landscape Management	Hines Brea Acquisition Partners LLC, and their landscape maintenance crew See above	Manage landscaping in accordance with the State of California Conservation in Landscaping Act of 1990 (Model Water Efficient Landscape Ordinance), with management guidelines for use of fertilizers and pesticides (DAMP Appendix F), and with the IGCMP.	Weekly during regular maintenance.
N4. BMP Maintenance	Hines Brea Acquisition Partners LLC, and their landscape maintenance crew See above	This Matrix is BMP N4	
N11. Common Area Litter Control	Hines Brea Acquisition Partners LLC, and their landscape maintenance crew See above	Litter collection within landscape areas and outside walkways. Daily inspection of trash receptacles to ensure that lids are closed and any trash on the grounds	Daily
N12. Employee Training: See N1, apply to Employees	Hines Brea Acquisition Partners LLC, See above		

N14. Common Area Catch Basin and Inlet Inspection	Hines Brea Acquisition Partners LLC, 17885 Von Karman, Suite 110 Irvine, CA 92614 (949) 724-1240 Landscape maintenance crew	Inspect and clean to clean debris and silt in bottom of catch basins, inlets and pipes.	Once every three months; once within five days prior to October 15th (beginning of rainy season); and after every storm event.
N15. Street Sweeping Private Streets and Parking Lots	Hines Brea Acquisition Partners LLC, and their maintenance crew See above	Stormwater pollution prevention includes street sweeping of streets and parking lots.	Every two weeks, and once within five days prior to October 15th
S1. Provide storm drain system stenciling and signage	Hines Brea Acquisition Partners LLC, and their maintenance crew See above	Maintain the legibility of markers.	Inspected every three months for legibility. Markers will be restenciled at minimum once every five years.
S3. Design and construct trash and waste storage areas to reduce pollution introduction	Hines Brea Acquisition Partners LLC, and their maintenance crew See above	Trash areas shall be inspected daily to assure any trash or spilled waste is promptly cleaned up. No spilled waste shall be allowed to spill out of the waste storage areas. The integrity of the structural components, e.g., covers that are subject to damage must be maintained.	Inspected daily.

S4. Common Area Efficient Irrigation	Hines Brea Acquisition Partners LLC, and their maintenance crew See above	Design Landscaping and Irrigation to protect stormwater quality. Verify that runoff minimizing landscape design continues to function by checking that water sensors are functioning properly, that irrigation heads are adjusted properly to eliminate overspray to hardscape areas, and that irrigation timing and cycle lengths are adjusted in accordance with water demands, given time of year, weather and day or night time temperatures.	Weekly in conjunction with maintenance activities.

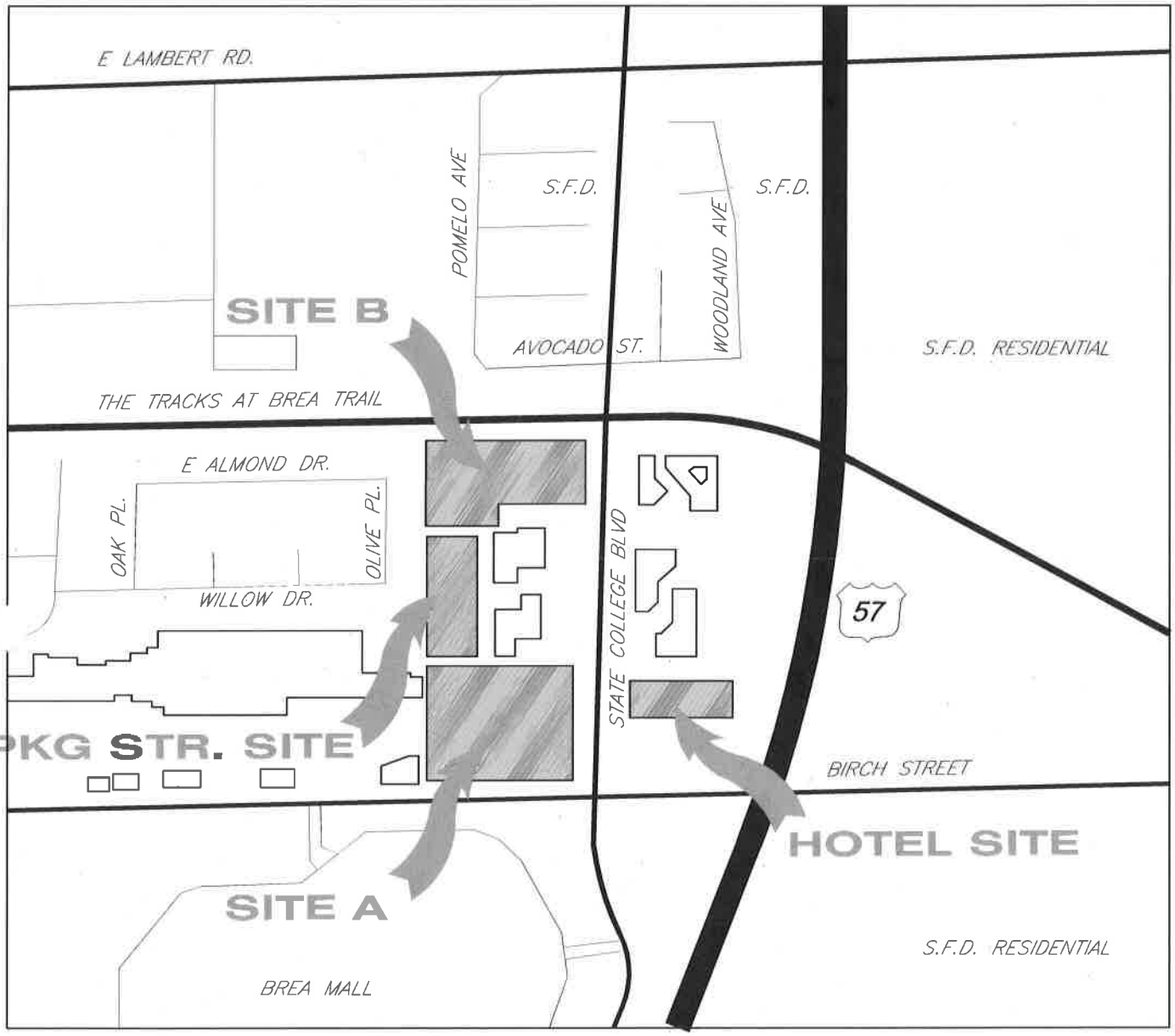
Section VI – Drainage/Site Plan, Calculations and Support Materials

VI.1 SITE PLAN AND DRAINAGE PLAN

Include a site plan and drainage plan sheet set containing the following minimum information:

- Project location
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural BMP locations
- Drainage delineations and flow information
- Drainage connections
- BMP details

HINES - BREA PLACE



NORTH

Project Vicinity Map

NTS

APPENDIX E

TRAFFIC IMPACT ANALYSIS

TRAFFIC IMPACT ANALYSIS

For

BREA PLACE

Prepared for

THE CITY OF BREA

&

HINES BREA PLACE ACQUISITIONS PARTNERS LLC

SUBMITTAL: October 25, 2016

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TRAFFIC PLANNING & ENGINEERING, MARKETING & PROJECT SUPPORT
CONSULTANTS TO INDUSTRY AND GOVERNMENT
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1.0 INTRODUCTION

Urban Systems Associates, Inc. was retained by Hines Brea Place Acquisitions Partners LLC to evaluate possible traffic impacts from the proposed Brea Place project within the City of Brea. The purpose of this report is to provide an assessment of the traffic impacts resulting from the development of the proposed Brea Place project and to identify the traffic mitigation measures necessary to maintain the established level of service (LOS) i.e. D or better for the impacted roadway network.

The proposed Brea Place project is located on the northwest and northeast corner of State College Boulevard and Birch Street within the City of Brea. The project site is currently developed on the west side of State College Blvd. by existing occupied office buildings with a one-level parking garage. On the east side of State College Blvd, there are existing occupied office buildings and a Claim Jumper restaurant that will remain part of the site. The project is proposing to construct 768 multi-family dwelling units and 16,897 square feet of retail on the west side of State College Blvd. and a 150 room hotel on the east side.

In order to determine the scope of work for this traffic study, staff of Urban Systems Associates, Inc. (USAI) worked with City staff. The traffic study evaluates the existing, short-range, and long-range scenarios with and without the proposed project. The existing analysis evaluates the traffic conditions as they currently exist in the Year 2015-2016. The short-range analysis, referred to as the Year 2018 analysis in this report evaluates the traffic conditions occurring at the project's estimated opening day and includes additional traffic growth in the area during this timeframe. Six "other projects" (recently approved or pending) with potential impact in the study area were considered in this study. However, only five of the six were determined to contribute traffic in the study area. As a result, five "other projects" were included in the Year 2018 analysis (Blackstone, La Floresta, Central Park Village, The Edge, Shell Building) and one was found to have an insignificant impact in the study area (4150 N. Palm Street

Warehouse / Industrial Building). List of other projects can be found in **Appendix I**, along with expected traffic from each development.

The Brea Place opening day is expected to be in Year 2018. The long-range analysis, referred to as the Year 2035 analysis evaluates the project in a General Plan context.

The following six (6) scenarios are analyzed in this Transportation Impact Analysis:

1.) Existing Conditions

2.) Existing With Project

3.) Year 2018 Without Project

4.) Year 2018 With Project

5.) Year 2035 Without Project

6.) Year 2035 With Project

The Year 2018 traffic volumes were developed by adding traffic from "other projects" that would contribute trips to the study area. Furthermore, a growth of 4% was applied to existing traffic to account for unidentified projects /growth or redevelopment in the area. Brea Place project traffic was then added to the baseline Year 2018 traffic volumes to evaluate impacts related to the project in the short-term condition.

Year 2035 With Project traffic volumes were developed by using a factoring method based on existing traffic volumes and the Brea Area Traffic Model (BATM). (Although the BATM provided Year 2035 peak hour turn movements at arterial intersections, some of the future volumes were lower than Existing volumes. For analysis purposes, the Year 2035 peak hour volumes were factored using existing ADT's and Year 2035 With Project ADT's in the model. The BATM is the Brea version of the Tri-City Traffic

Model (TCTM), which is derived from the Orange County Transportation Analysis Model (OCTAM). Volumes were balanced from control intersection 14 (Birch St. at State College Blvd.) in the following directions: north to intersection 2 (Lambert Rd. at State College Blvd.), west to intersection 10 (Randolph Ave. at Birch St.) and south to intersection 21 (Imperial Hwy. at State College Blvd.). Additionally, intersection 21 was used as the control point to balance volumes along Imperial Highway from intersection 25 to intersection 24. Intersection 2 was used as a control point to balance volumes along Lambert Rd. east of State College Blvd. A Select Zone Forecast was prepared for the proposed project using the BATM which provided the project's distribution to the surrounding road network.

1.1 PERFORMANCE CRITERIA

The City of Brea's performance criteria is based on peak hour intersection volumes. Intersection capacity utilization (ICU) values were calculated for both AM and PM peak hour traffic at study intersections. Level of service (LOS) is a measure used to describe conditions of traffic flow. LOS is expressed using letter designations from "A" to "F". LOS "A" represents the best case, and LOS "F" represents the worst case.

TABLE 1-1 summarizes the performance standards and significance criteria used for evaluating project impacts at study intersections. As shown in the table, LOS "D" (ICU not to exceed 0.90) for arterial intersections is the performance standard adopted by the City of Brea. The Orange County Congestion Management Program (CMP) designated intersections to achieve LOS "E" or better (ICU not to exceed 1.00). The City of Brea has four (4) CMP intersections. Three of the four are within the study area and included in this study. Imperial Hwy. at the intersections with State College Boulevard, the 57 SB Ramps, and the 57 NB Ramps are all projected to maintain an LOS "D" or better from the Existing to the Year 2035 With Project condition. Highway Capacity Manual (HCM) methodology was used to evaluate intersections under Caltrans jurisdiction. However, both ICU's and HCM methodology was applied to

those intersections. "Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities". Generally, two criteria must be met for Caltrans intersections to be considered significantly impacted. First, the level of service must be unacceptable i.e. LOS "E" or "F". Secondly, the change in delay due to the project exceeds 2 seconds. If both of these criteria are met, the intersection is considered to have a significant impact and mitigation is required. For intersections under the City of Brea's jurisdiction a project will have a significant impact when with the addition of project traffic the level of service drops to a LOS "E" or below, or if the addition of project traffic contributes .02 or more to the V/C ratio of an intersection that already operates at LOS "E" or worse without the project traffic.

TABLE 1-1 provides a brief description of levels of service A – F for signalized intersections for all City of Brea intersections. Please note that ICU's are calculated to three significant figures but when summarized in the tables they are rounded to two significant figures.

TABLE 1-2 provides a brief description of levels of service A – F for signalized intersections for all Caltrans intersections.

TABLE 1-3 gives a brief description of each level of service.

TABLE 1-4 outlines the freeway ramp performance criteria. LOS "E" (peak hour V/C less than or equal to 1.00) is the performance standard for freeway ramps. A significant impact occurs on a freeway ramp if the project contributes traffic to a deficient freeway ramp.

TABLE 1-1

Circulation System Performance Criteria

The following are the performance criteria used for comparing volumes and capacities on the study area street system:

I. PEAK HOUR INTERSECTION VOLUMES

Intersection capacity utilization (ICU) values calculated as follows:

Saturation Flow Rate: 1,700 vehicles per hour (VPH).

Clearance Interval: .05 ICU

Performance Standard

- Arterial intersections to achieve level of service (LOS) D or better (ICU not to exceed .90)
- Orange County Congestion Management Program (CMP) designated intersections to achieve LOS E or better (ICU not to exceed 1.00)

LOS ranges for ICU values are as follows:

ICU	LOS
0.00 – 0.60	A
0.61 – 0.70	B
0.71 – 0.80	C
0.81 – 0.90	D
0.91 – 1.00	E
Above 1.00	F

II. Caltrans and Un-signalized Intersections

Intersection LOS based on average vehicle delay in seconds as calculated using Highway Capacity Manual (HCM) procedures. Performance standard as above, and LOS values for average vehicle delay are as follows:

Source: *City of Brea Transportation Improvement Nexus Program*

TABLE 1-2

Caltrans Performance Criteria

BASIC FREEWAY SEGMENTS @ 65 mi/hr

LOS	Maximum Density (pc/mi/ln)	Minimum Speed (mph)	Maximum v/c	Maximum Service Flow Rate (pc/hr/ln)
A	11	65.0	0.30	710
B	18	65.0	0.50	1170
C	26	64.6	0.71	1680
D	35	59.7	0.89	2090
E	45	52.2	1.00	2350

SIGNALIZED INTERSECTIONS and RAMP TERMINALS

LOS	Control Delay per Vehicle (sec/veh)
A	≤ 10
B	> 10 - 20
C	> 20 - 35
D	> 35 - 55
E	> 55 - 80
F	> 80

Source: *Guide For The Preparation Of Traffic Impact Studies*, Caltrans, December 2002

TABLE 1-3

Level of Service Descriptions – Signalized Intersections

Levels of Service (LOS) for signalized intersections are defined in terms of control delay as follows:

LOS	Description	Delay Per Vehicle (in seconds)	Volume/ Capacity (ICU value)
A	LOS A describes operations with low control delay, up to 10 seconds per vehicle. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.	< 10.0	< .61
B	LOS B describes operations with control delay greater than 10 and up to 20 seconds per vehicle. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than the LOS A, causing higher levels of delay.	10.1 – 20.0	.61 - .70
C	LOS C describes operations with control delay greater than 20 and up to 35 seconds per vehicle. These higher delays may result from only fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. Cycle failure occurs when a given green phase does not serve queued vehicles, and overflows occur. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.	20.1 – 35.0	.71 - .80
D	LOS D describes operations with control delay greater than 35 and up to 55 seconds per vehicle. At LOS D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and high V/C ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	35.1 – 55.0	.81 - .90
E	LOS E describes operations with control delay greater than 55 and up to 80 seconds per vehicle. These high delay values generally indicate poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent.	55.1 – 80.0	.91 – 1.00
F	LOS F describes operations with control delay in excess of 80 seconds per vehicle. This level, considered unacceptable to most drivers, often occurs with oversaturation, that is, when arrival flow rates exceed the capacity of lane groups. It may also occur at high V/C ratios with many individual cycle failures. Poor progression and long cycle lengths may also contribute significantly to high delay levels.	> 80.1	> 1.00
Source: Highway Capacity Manual 2000, Transportation Research Board, National Research Council			

TABLE 1-4

Freeway Ramp Performance Criteria

V/C Calculation Methodology

Level of service to be based on peak hour volume/capacity (V/C) ratios calculated using the following ramp capacities:

Metered On-Ramps

A maximum capacity of 900 vehicles per hour (vph) for a one-lane metered on-ramp with only on mixed-flow lane at the meter.

A maximum capacity of 1,080 (20 percent greater than 900) for a one-lane metered on-ramp with one mixed-flow lane at the meter plus one HOV preferential lane at the meter.

A maximum capacity of 1,500 vph for a one-lane metered on-ramp with two mixed-flow lanes at the meter.

A maximum capacity of 1,800 vph for a two-lane metered on-ramp with two mixed-flow lanes at the meter.

Non-Metered On-Ramps and Off-ramps

A maximum capacity of 1,500 vph for a one-lane ramp (convergence/divergence point)*.

A maximum capacity of 2,250 (50 percenter greater than 1,500) vph for a two-lane on-ramp that tapers to one merge lane at or beyond the freeway mainline gore point and for a two-lane off-ramp with only one auxiliary lane.

A maximum capacity of 3,000 vph for a two-lane on-ramp that does not taper to one merge lane and for a two-lane off-ramp with two auxiliary lanes.

Performance Standard

Level of Service “E” (peak hour V/C less than or equal to 1.00)

Significance Criteria

Project causes a significant impact if it contributes traffic to a deficient freeway ramp.

Source: Caltrans

1.2 STUDY AREA

The study area is based on consultation with City staff for City designated study intersections and a 50 project trip threshold criteria in the peak hour. The project is generating 642 PM peak hour trips, therefore, the study area includes City designated intersections and any other intersections where project traffic is 50 peak hour trips or 7% (50/642 x 100%) or greater.

Intersections

A total of twenty-six (26) intersections were considered as part of the study area. **FIGURE 1-1** shows the intersections studied within this report

Ramps

In addition to intersections, ten ramps were analyzed as part of the study area. These ramps are shown in **TABLE 2-3.**

The following SR-57 freeway mainline segments were analyzed at the following locations:

1.) SR-57 Mainline Segments north of Lambert Road
2.) SR-57 Mainline Segments between Lambert Road and Imperial Highway
3.) SR-57 Mainline Segments south of Imperial Highway

Appendix A includes the scoping memo for the analyzed project.

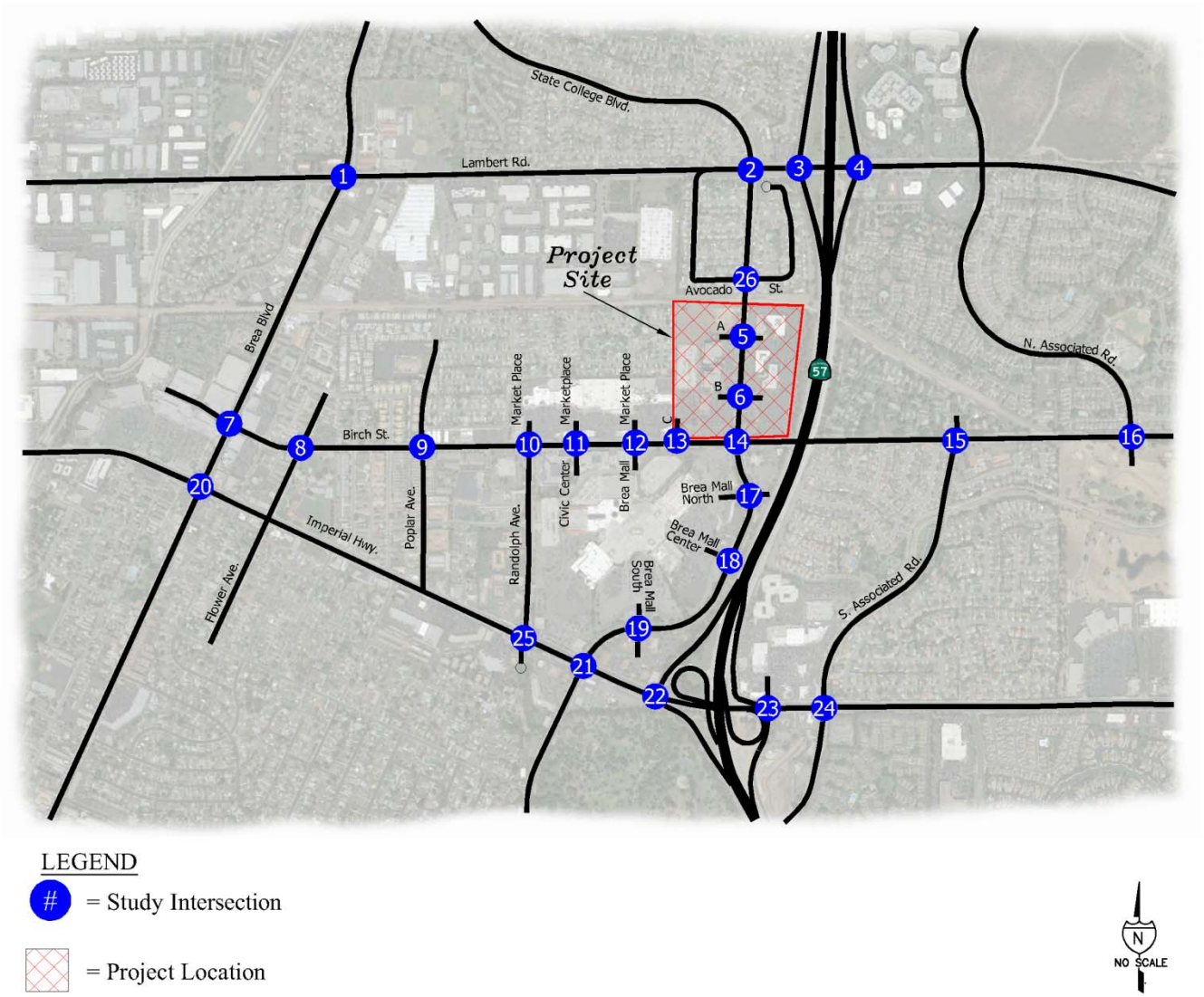


FIGURE 1-1

Project Study Area / Intersection Key

2.0 TRANSPORTATION SETTING

The purpose of this chapter is to discuss the transportation settings for the proposed project. Existing traffic conditions are first summarized and then future transportation improvements are discussed.

2.1 EXISTING CONDITIONS

The existing roadway network is shown on **FIGURE 2-1**. As shown, the number of through travel lanes within the study area has been identified. Existing average weekday 24-hour traffic volumes on roadways in the project study area are shown on **FIGURE 2-2** . Existing average daily traffic (ADT) volumes were counted in March 2015 and additional intersections were collected in May of 2016 due to study area expansion. Roadway segment level of service standards are generally used as long-range planning guidelines to determine the functional classification of roadways and are not always accurate indicators of roadway performance. Typically, the performance and level of service of a roadway segment is heavily influenced by the ability of intersections to accommodate peak hour volumes. Therefore, intersections within the study area are the focus of the project traffic analysis summarized in this report, since intersections control the movement of vehicles along road segments. The roadway segment volumes are provided in this report for comparison with the projected future ADT volumes.

As mentioned in the previous chapter, there are 26 intersections evaluated in this report. AM and PM peak hour intersection counts were obtained in March 2015 and May 2016.

FIGURE 2-3, **FIGURE 2-4**, and **FIGURE 2-5** show the existing lane configurations for study intersections.

FIGURE 2-6, **FIGURE 2-7,** and **FIGURE 2-8** show the existing AM peak hour volumes at study intersections.

FIGURE 2-9, **FIGURE 2-10**, and **FIGURE 2-11** show the existing PM peak hour volumes at study intersections.

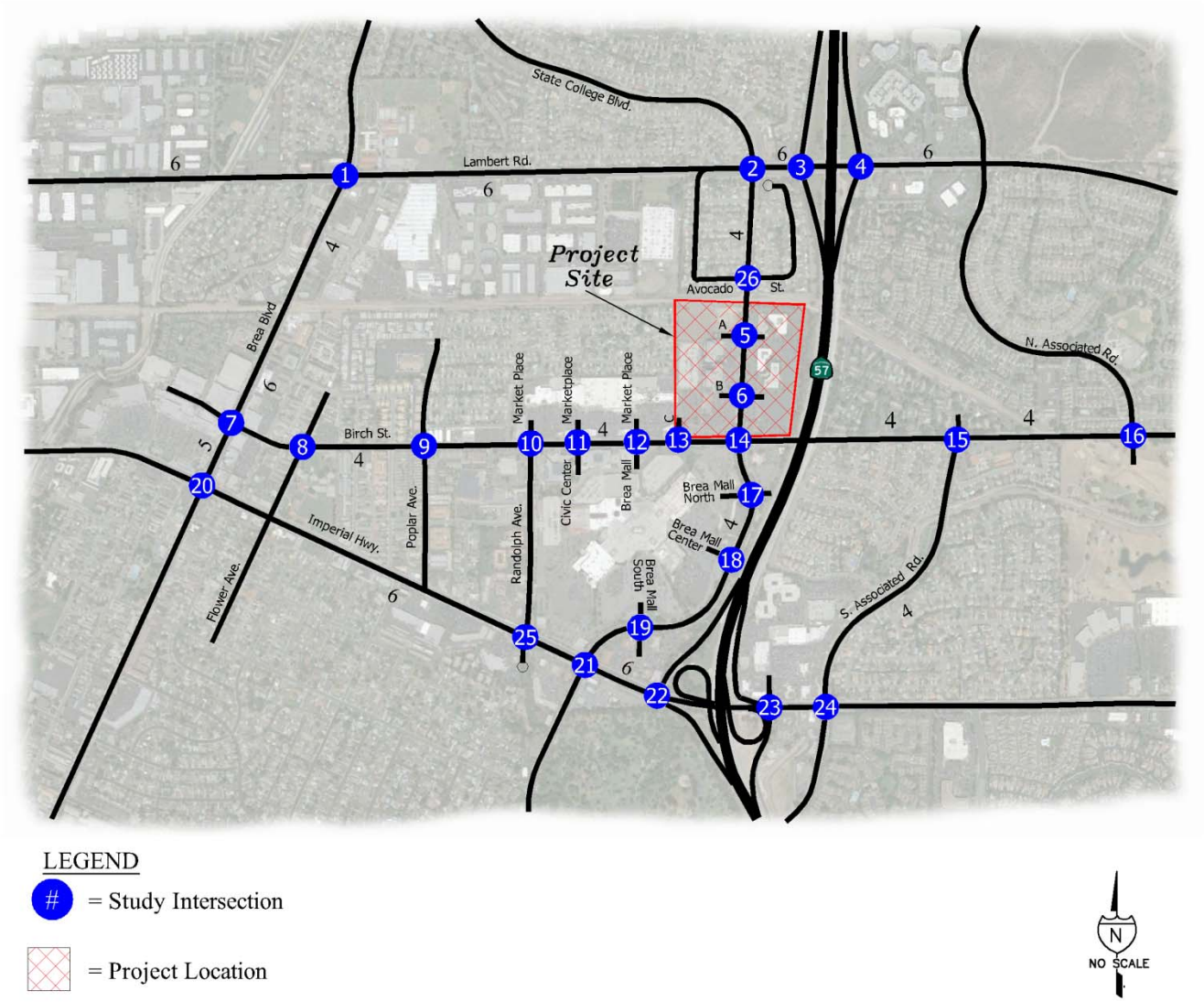


FIGURE 2-1

Existing Mid-Block Lanes

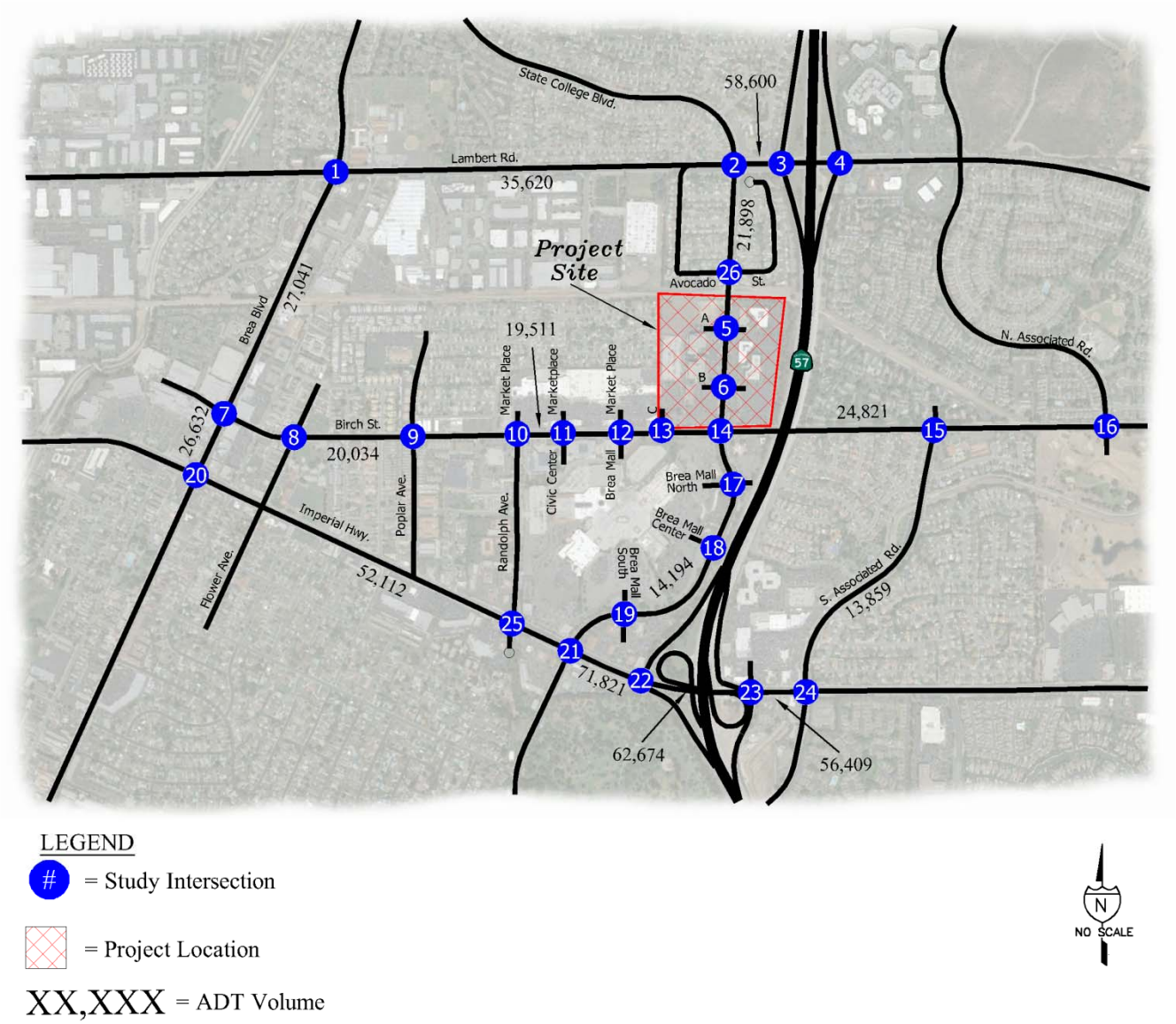


FIGURE 2-2

Existing Average Daily Traffic

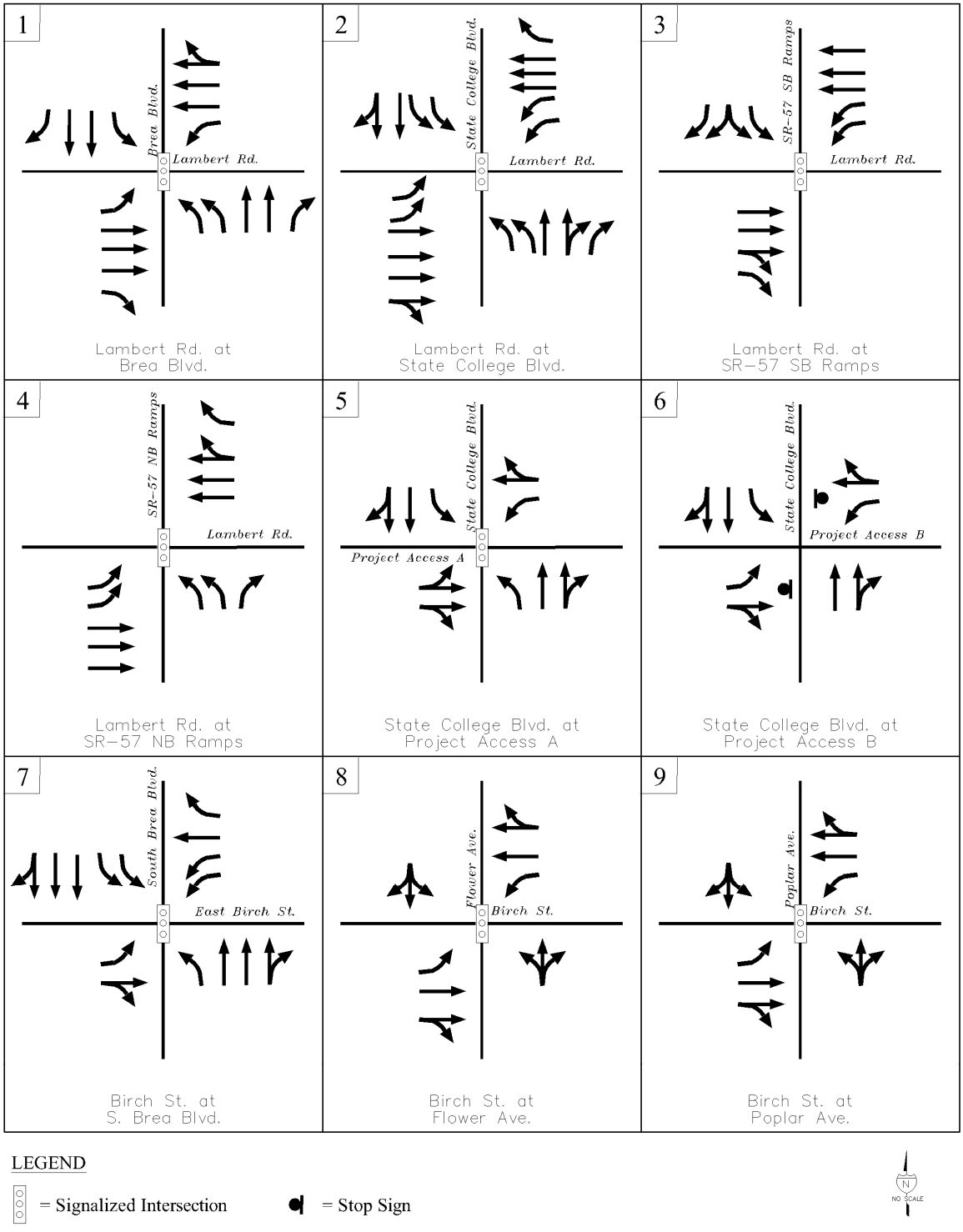


FIGURE 2-3

Existing Lane Configurations (Intersections 1-9)

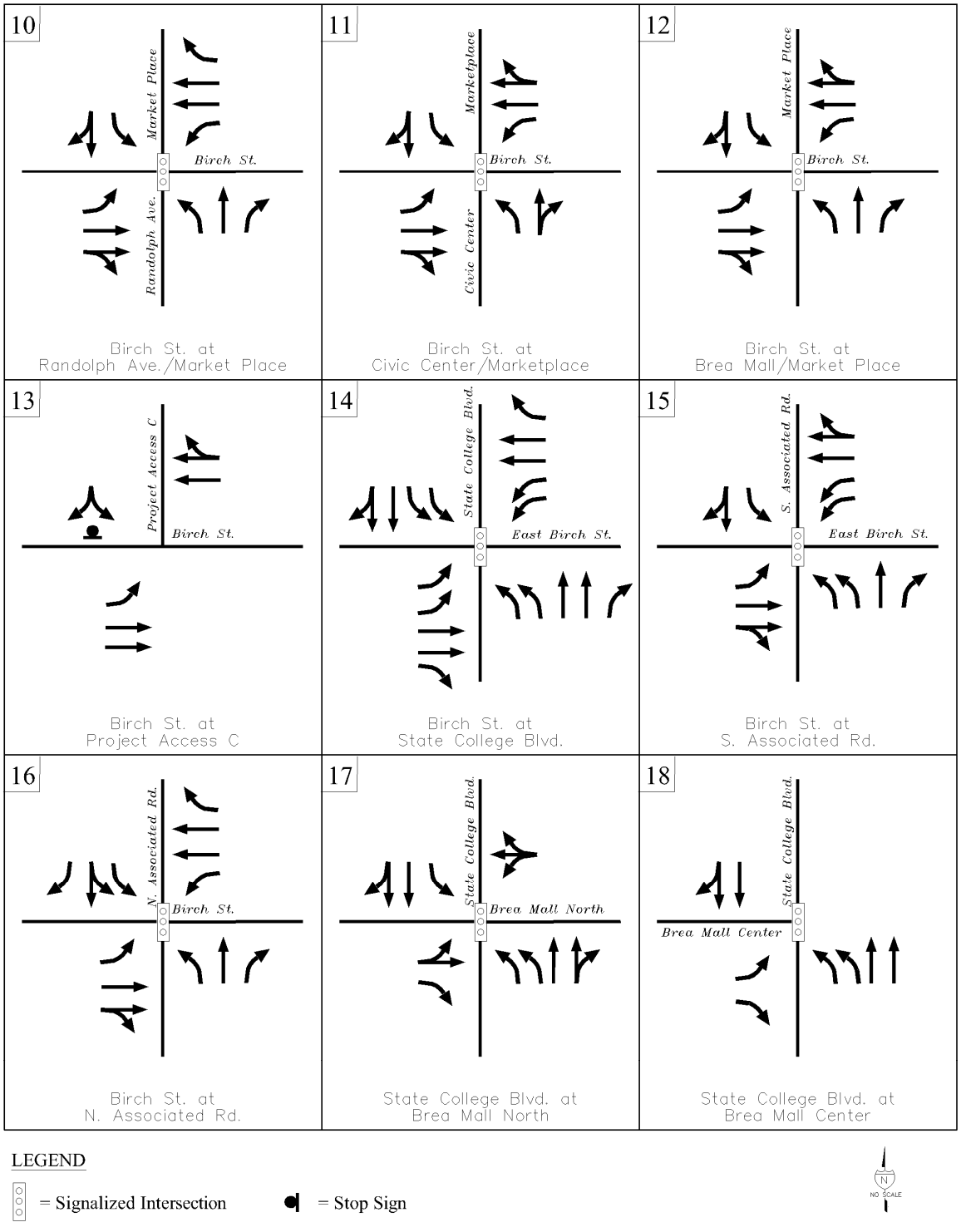


FIGURE 2-4

Existing Lane Configuration (Intersections 10-18)

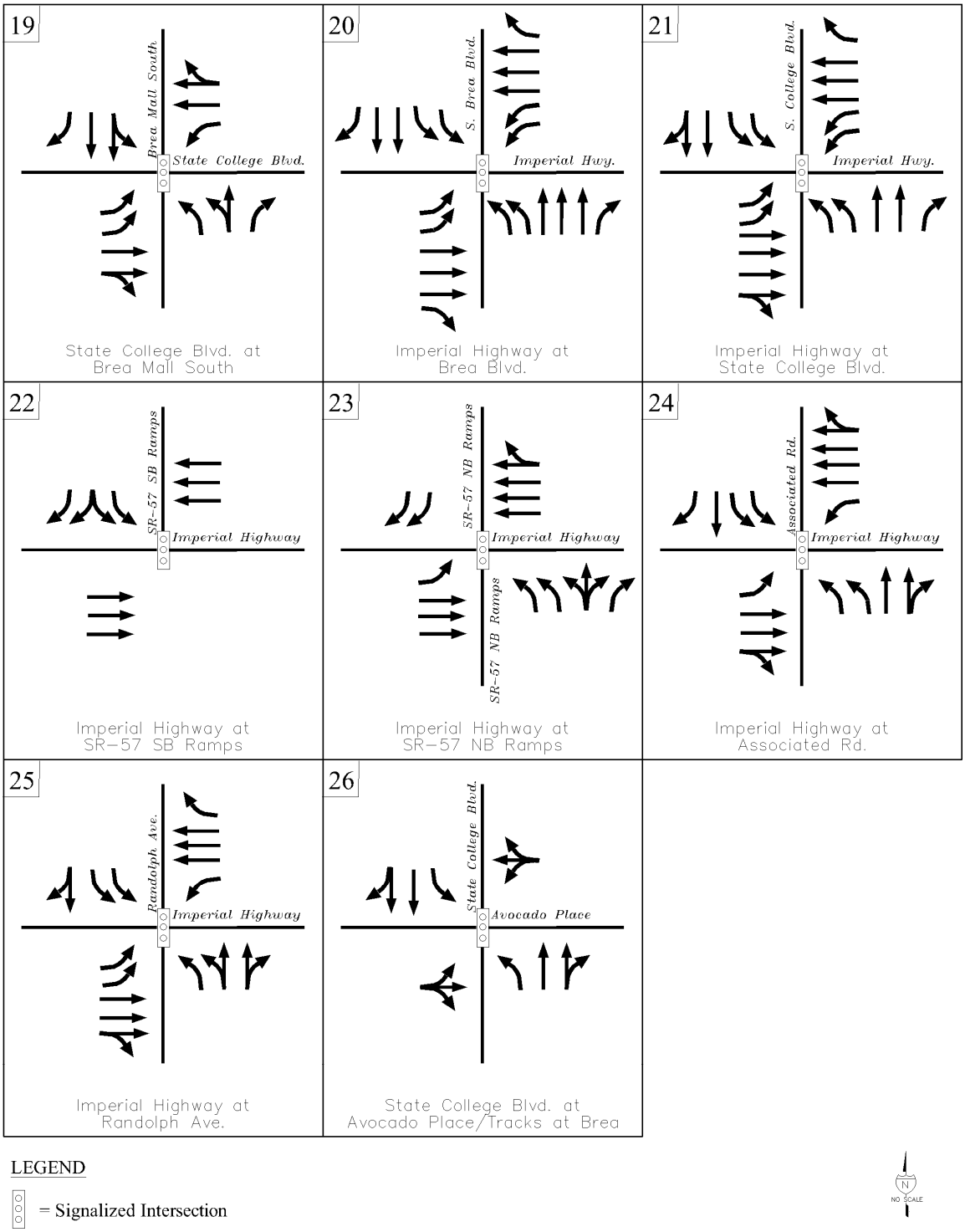


FIGURE 2-5

Existing Lane Configuration (Intersections 19-26)

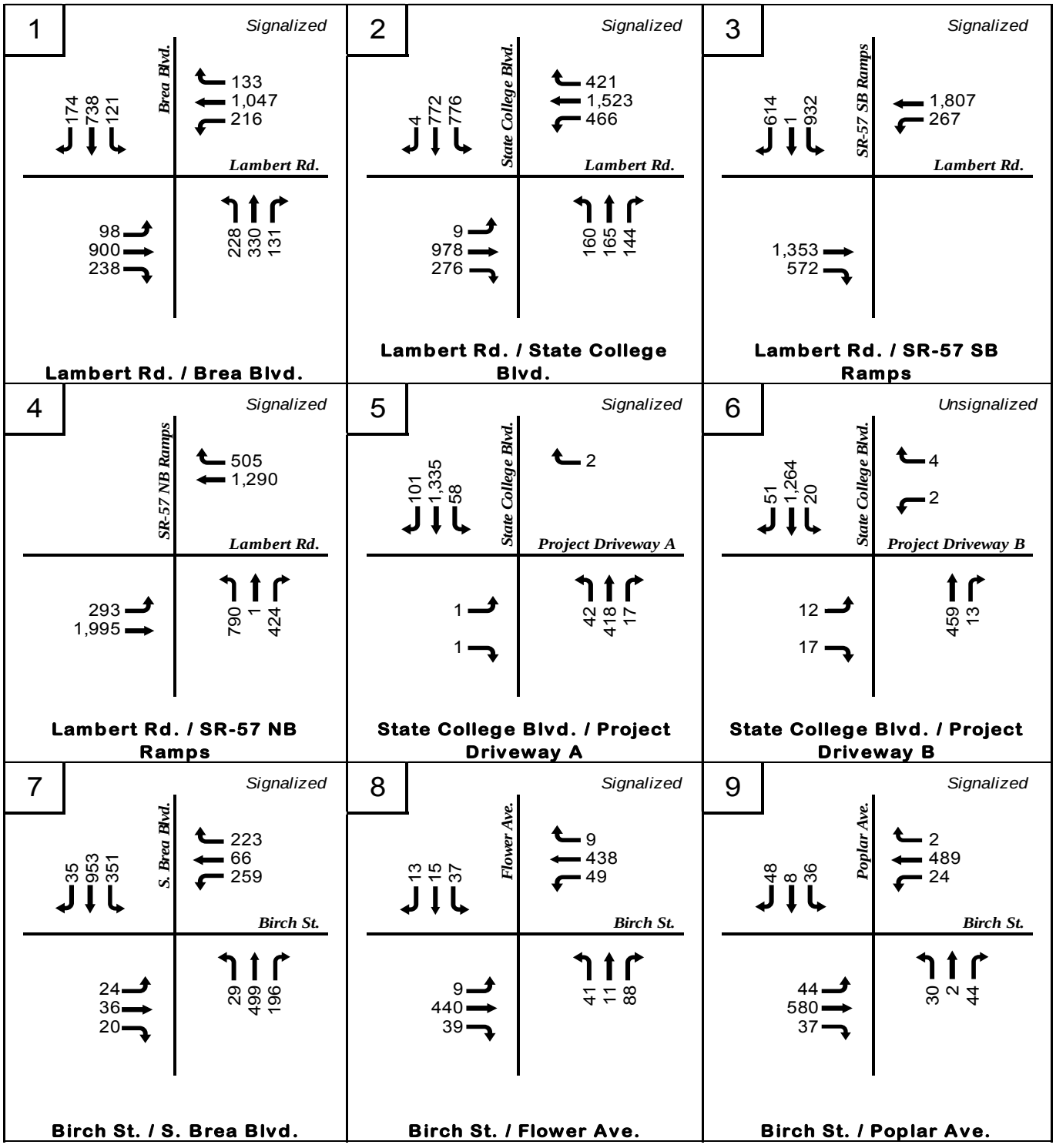


FIGURE 2-6

Existing AM Peak Hour Traffic (Intersections 1-9)

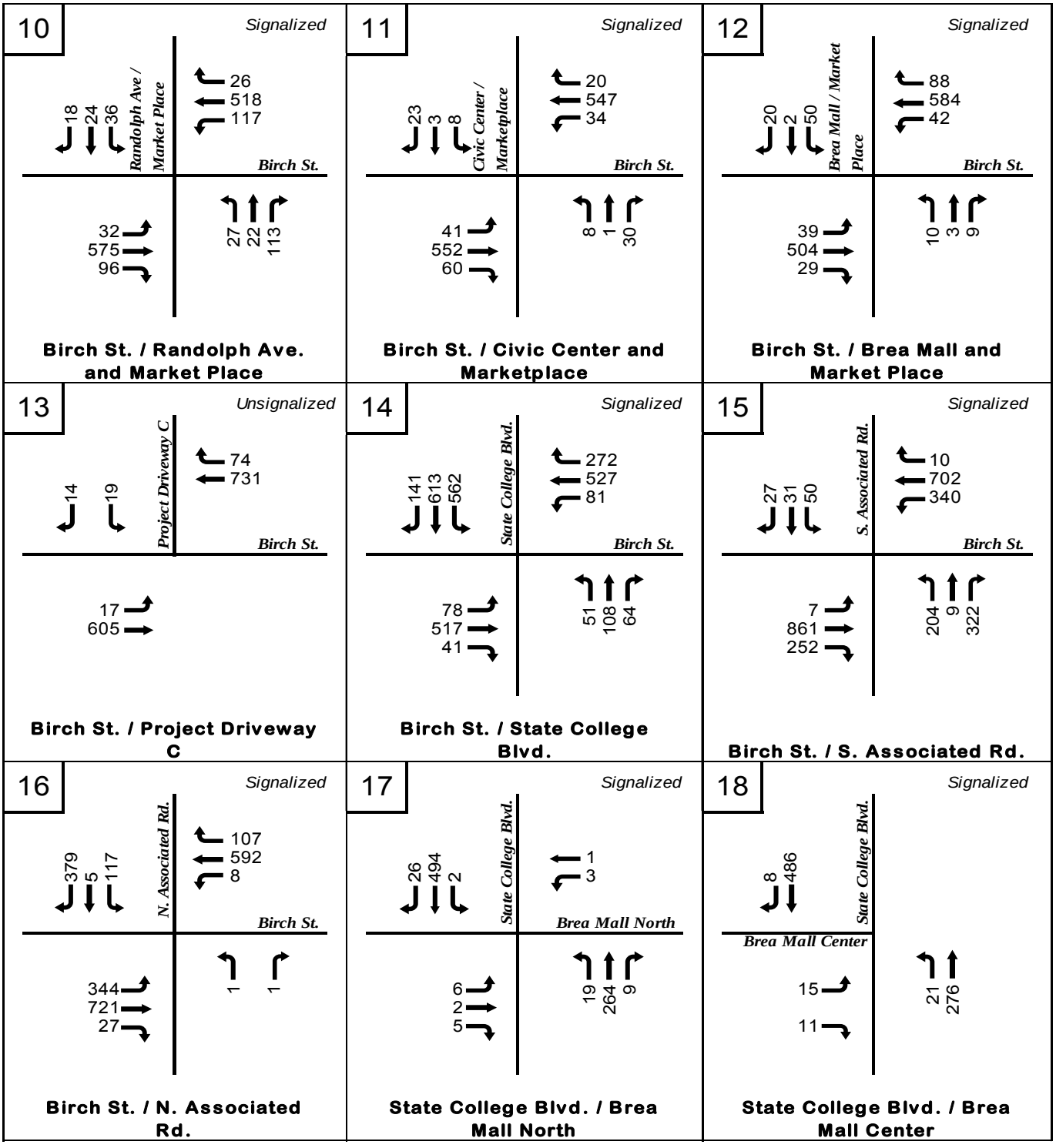


FIGURE 2-7

Existing AM Peak Hour Traffic (Intersections 10-18)

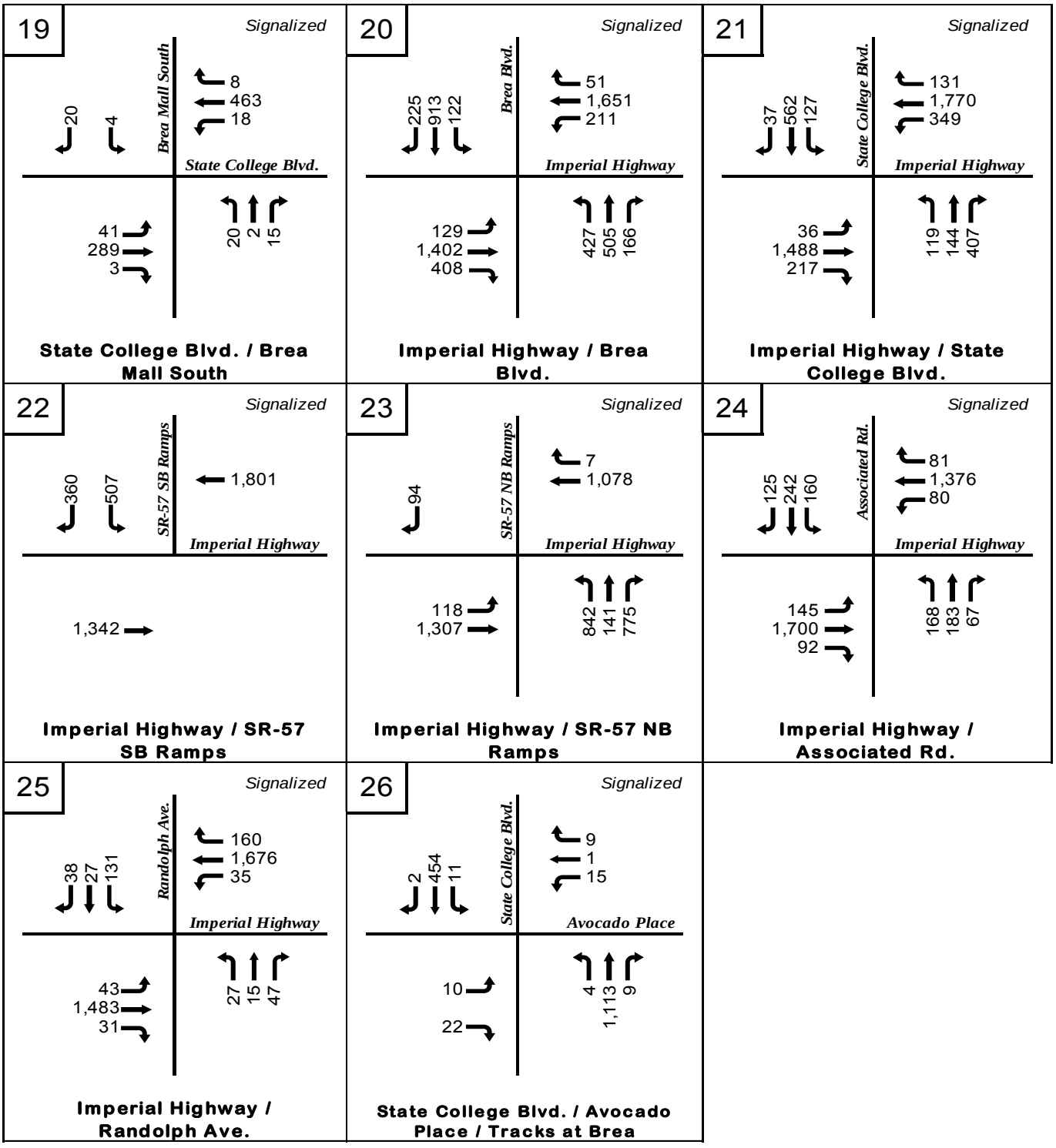


FIGURE 2-8

Existing AM Peak Hour Traffic (Intersections 19-26)

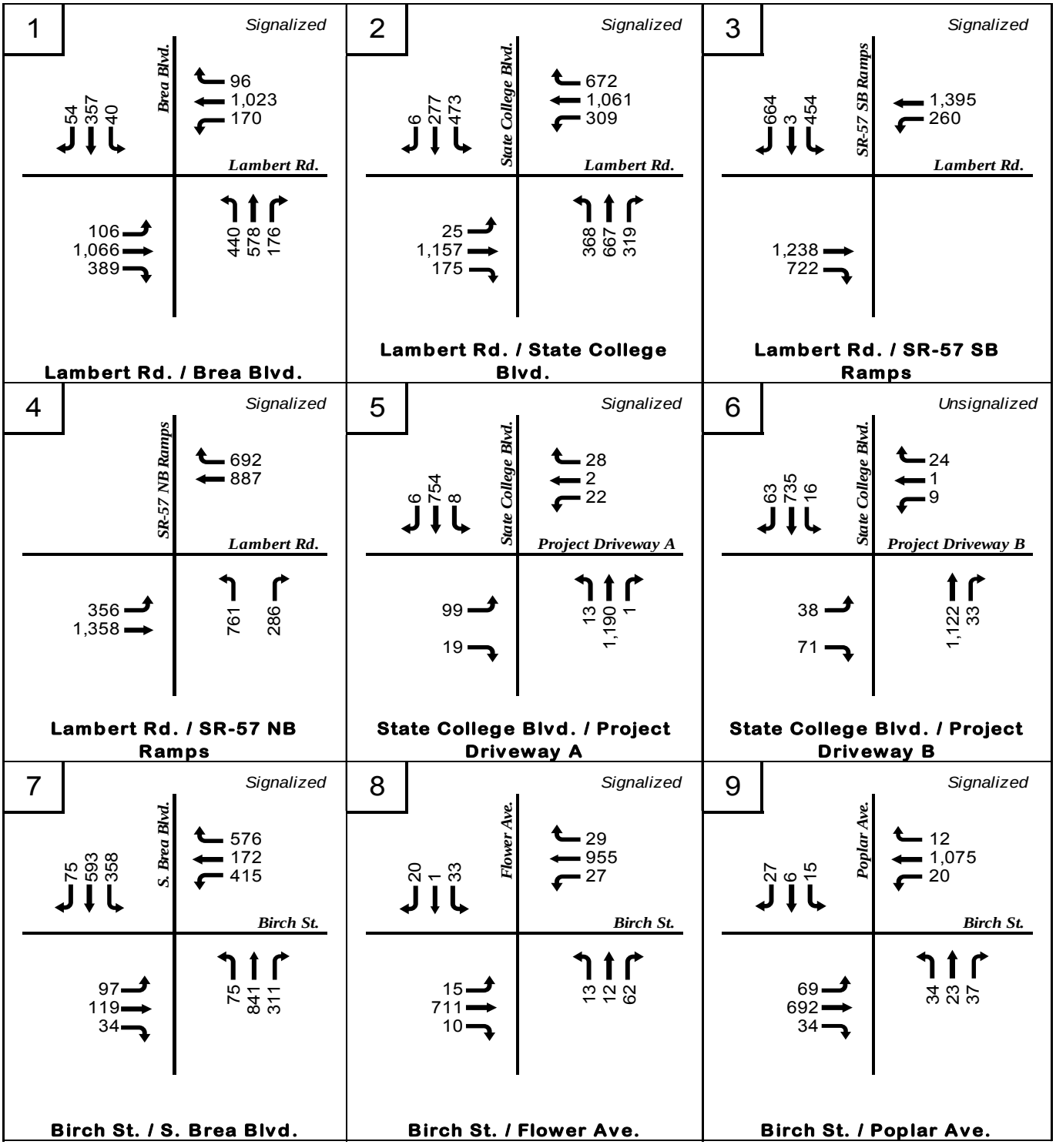


FIGURE 2-9

Existing PM Peak Hour Traffic (Intersections 1-9)

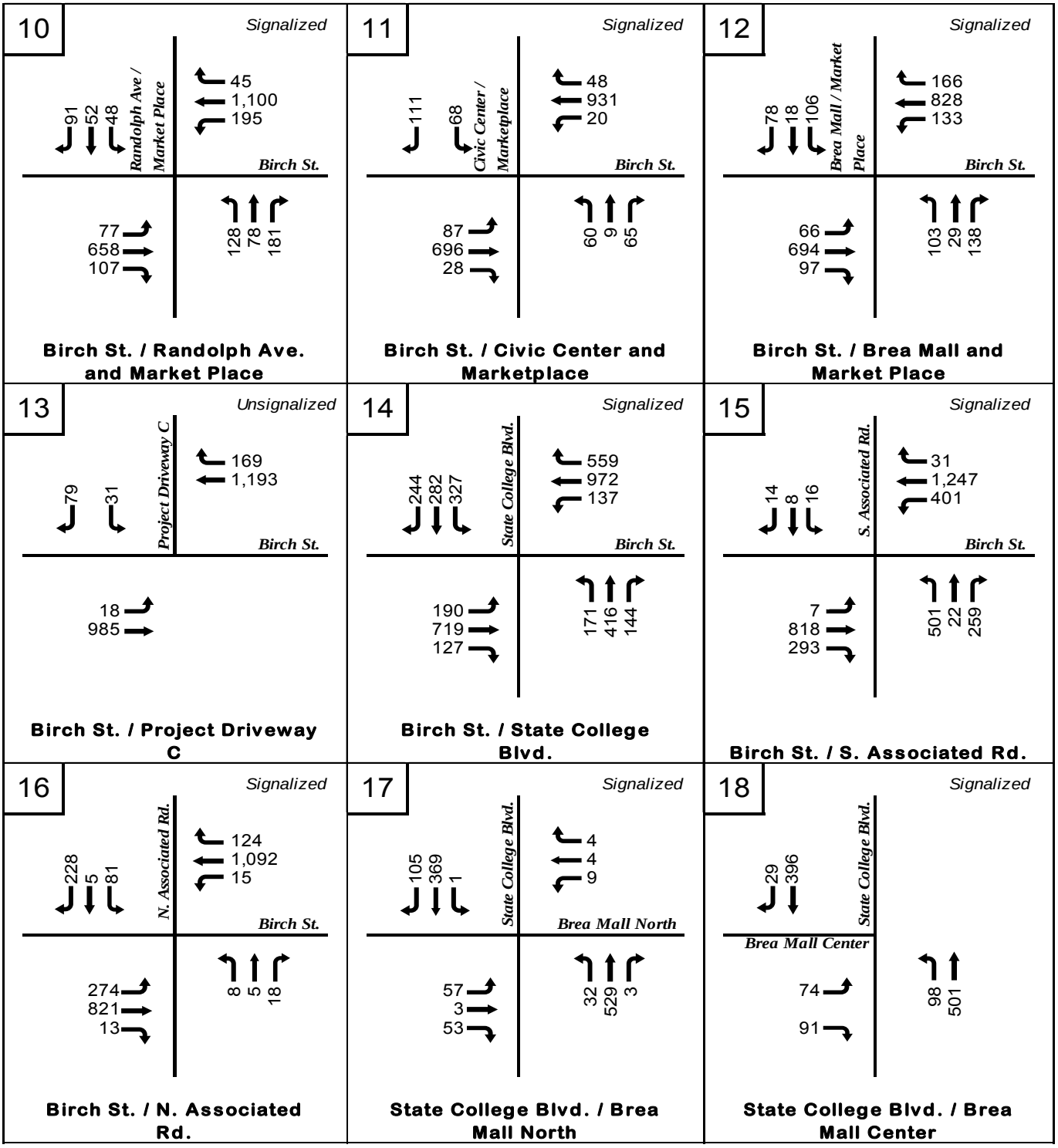


FIGURE 2-10

Existing PM Peak Hour Traffic (Intersections 10-18)

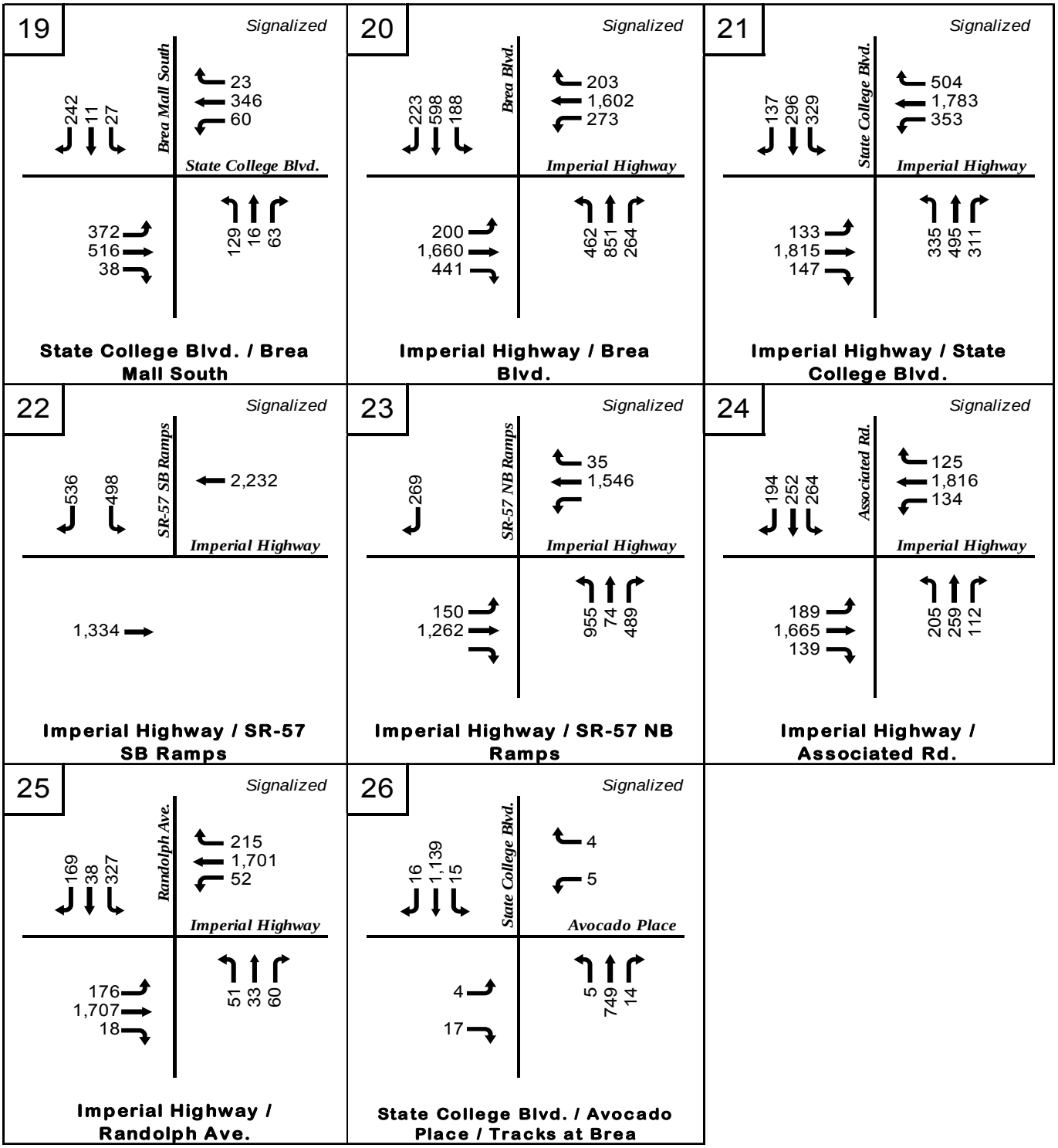


FIGURE 2-11

Existing PM Peak Hour Traffic (Intersections 19-26)

Existing count data obtained for street segments and intersections is provided in **Appendix B**.

Intersection levels of service are measured by peak hour intersection capacity utilization (ICU) values. Lane capacities for shared lanes were based on the distribution of existing volumes using the shared movements. For Caltrans intersections, level of service is based on average delay calculations per HCM 2000 utilizing Synchro 9.0. As shown in **TABLE 2-1**, all intersections currently operate at LOS D or better in both the AM and PM peak hour periods, with the exception of Int. 13 (Birch St. at Project Driveway C) which operates at a LOS F.

TABLE 2-2 shows the Caltrans intersections summary.

ICU calculations, Synchro worksheets in the Existing condition, and an example calculation for developing capacities for shared lanes for study intersections are provided in **Appendix C**.

Existing AM and PM peak hour freeway ramp volumes at Lambert Road / SR-57 interchange and Imperial Highway / SR-57 with the corresponding volume / capacity (V/C) ratios are provided in **TABLE 2-3** . As shown, freeway ramp volumes at Lambert Road / SR-57 and Imperial Highway / SR-57 interchange do not currently exceed the performance criteria of a peak hour V/C equal to 1.00.

2.2 FUTURE CONDITION

The Orange County Master Plan of Arterial Highways (MPAH) forms part of the Orange County General Plan and designates the arterial system in the circulation element of the General Plan. Defined according to specific arterial functional classifications, the MPAH serves to define the intended future roadway system for the County. The City of Brea is expected to achieve consistency with the MPAH in individual General Plan circulation elements.

The build-out circulation system for the study area reflects the City of Brea's recently adopted General Plan Circulation Element and is consistent with the MPAH. As shown in **FIGURE 2-12**, the arterial street system in the study area is built to the MPAH classifications.

As discussed in the previous chapter, the Year 2018 traffic volumes were developed by adding a growth of 4% to existing traffic and adding traffic from "other projects" that would contribute trips to the study area. Brea Place project traffic was then added to the baseline Year 2018 traffic volumes to evaluate impacts related to the project in the short-term condition.

2.3 CITY OF BREA NEXUS PROGRAM

To satisfy the AB 1600 legislative requirement, development impact fees have been established for future traffic impacts within the City of Brea. Ensuring that every development project contributes a fair share of transportation improvements in the community, the City has introduced the "Transportation Improvement Nexus Program". In 2011, the Nexus Program was updated to reflect transportation needs and incorporate capacity improvements in an orderly fashion. The program ensures all future development with the City of Brea contributes on a fair share basis.

TABLE 2-1

Existing Intersection ICU Level of Service Summary

Number	Intersection	Control	AM Peak Hour		PM Peak Hour	
			ICU	LOS	ICU	LOS
1	Lambert Rd. / Brea Blvd.	Signalized	0.65	B	0.61	B
2	Lambert Rd. / State College Blvd.	Signalized	0.78	C	0.74	C
3	Lambert Rd. / SR-57 SB Ramps	Signalized	0.84	D	0.66	B
4	Lambert Rd. / SR-57 NB Ramps	Signalized	0.70	B	0.64	B
5	State College Blvd. / Project Driveway A	Signalized	0.50	A	0.58	A
6	State College Blvd. / Project Driveway B	Unsignalized*	28.9	D	23.4	C
7	Birch St. / S. Brea Blvd.	Signalized	0.48	A	0.75	C
8	Birch St. / Flower Ave.	Signalized	0.38	A	0.48	A
9	Birch St. / Poplar Ave.	Signalized	0.39	A	0.53	A
10	Birch St. / Randolph Ave. and Market Place	Signalized	0.43	A	0.60	B
11	Birch St. / Civic Center and Marketplace	Signalized	0.29	A	0.56	A
12	Birch St. / Brea Mall and Market Place	Signalized	0.31	A	0.57	A
13	Birch St. / Project Driveway C	Unsignalized*	17.8	C	51.2	F
14	Birch St. / State College Blvd.	Signalized	0.52	A	0.71	C
15	Birch St. / S. Associated Rd.	Signalized	0.70	B	0.71	C
16	Birch St. / N. Associated Rd.	Signalized	0.65	B	0.67	B
17	State College Blvd. / Brea Mall North	Signalized	0.25	A	0.29	A
18	State College Blvd. / Brea Mall Center	Signalized	0.22	A	0.26	A
19	State College Blvd. / Brea Mall South	Signalized	0.23	A	0.46	A
20	Imperial Highway / Brea Blvd.	Signalized	0.81	D	0.77	C
21	Imperial Highway / State College Blvd.	Signalized	0.75	C	0.73	C
22	Imperial Highway / SR-57 SB Ramps	Signalized	0.60	B	0.70	B
23	Imperial Highway / SR-57 NB Ramps	Signalized	0.72	C	0.69	B
24	Imperial Highway / Associated Rd.	Signalized	0.65	B	0.75	C
25	Imperial Highway / Randolph Ave.	Signalized	0.49	A	0.60	B
26A	State College Blvd. / Avocado Place / Tracks at Brea	Signalized	0.47	A	0.44	A

Notes:

ICU=Intersection Capacity Utilization

LOS = Level of Service

* = Unsignalized intersections analyzed using delays in seconds using HCM 2000 methodology

TABLE 2-2

Existing Caltrans Intersection Delay Level of Service Summary

Number	Caltrans Intersections	Control	AM Peak Hour		PM Peak Hour	
			Delay	LOS	Delay	LOS
3	Lambert Rd. / SR-57 SB Ramps	Signalized	38.4	D	31.4	C
4	Lambert Rd. / SR-57 NB Ramps	Signalized	28.3	C	26.6	C
20	Imperial Highway / Brea Blvd.	Signalized	51.7	D	47.0	D
21	Imperial Highway / State College Blvd.	Signalized	32.3	C	44.0	D
22	Imperial Highway / SR-57 SB Ramps	Signalized	17.1	B	19.6	B
23	Imperial Highway / SR-57 NB Ramps	Signalized	31.7	C	31.8	C
24	Imperial Highway / Associated Rd.	Signalized	34.4	C	42.6	D
25	Imperial Highway / Randolph Ave.	Signalized	18.2	B	31.3	C

Notes:

Delay = seconds per vehicle

LOS = Level of Service

TABLE 2-3

Existing Freeway Ramp Volume & Capacity Summary

Location	Ramp Configuration	Capacity*	AM Peak Hour		PM Peak Hour	
			Volume	V/C Ratio	Volume	V/C Ratio
SR-57 @ Lambert Road NB On	2L-0HOV-2M	1,800	799	0.44	1,048	0.58
SR-57 @ Lambert Road NB Off	2L-2L-OFF	3,000	1,215	0.41	1,047	0.35
SR-57 @ Lambert Road SB On	2L-0HOV-2M	1,800	840	0.47	985	0.55
SR-57 @ Lambert Road SB Off	2L-1L-OFF	2,250	1,547	0.69	1,121	0.50
SR-57 @ Imperial Hwy SB Off	2L-1L-OFF	2,250	867	0.39	1,034	0.46
SR-57 @ Imperial Hwy SB On (EB on Imperial)	1L-0HOV-2M	1,500	656	0.44	894	0.60
SR-57 @ Imperial Hwy SB On (WB on Imperial)	1L-0HOV-1M	900	233	0.26	548	0.61
SR-57 @ Imperial Hwy NB Off	2L-1L-OFF	2,250	1,758	0.78	1,518	0.67
SR-57 @ Imperial Hwy NB On (EB on Imperial)	1L-0HOV-1M	900	460	0.51	420	0.47
SR-57 @ Imperial Hwy NB On (WB on Imperial)	1L-1HOV-1M	1,080	522	0.48	532	0.49

* Vehicles Per Hour (Refer to Freeway Ramp Performance Criteria discussed in Chapter 1.0 of the report)

On Metered Ramp Configuration: nL-mHOV-M
n- number of lanes at ramp entry
m-number of HOV lanes at meter
M - number of mixed flow lanes at the meter

Non-Metered On/Off Ramp Configuration: aL-bL-C
a- number of lanes on ramp
b- number of lanes after taper (ON)
or number of auxiliary/exit lanes (OFF)
C-type of Non-Metered Ramp (OFF/ON)

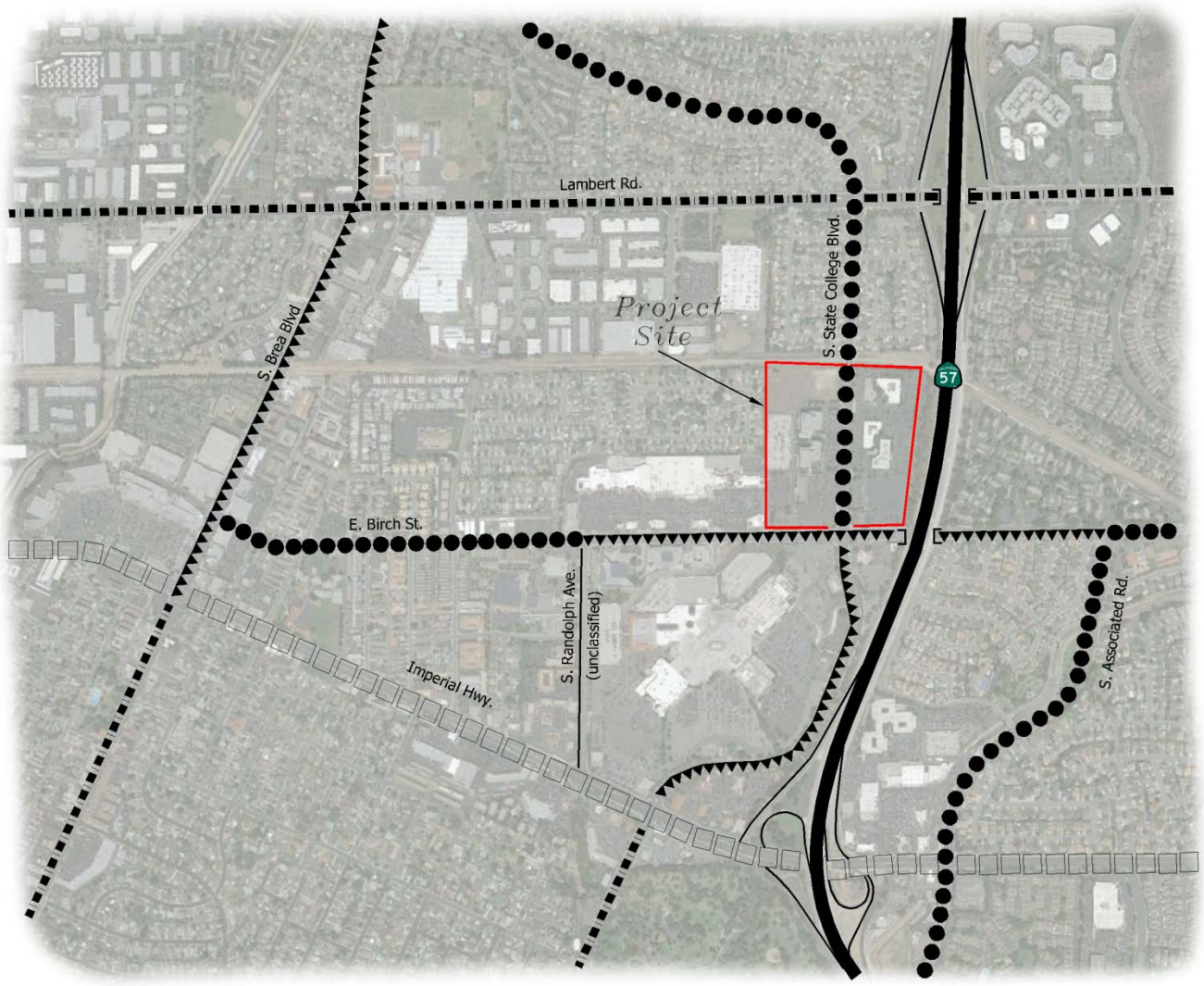


FIGURE 2-12

Master Plan of Arterial Highways (MPAH) Circulation Element

3.0 PROJECT DESCRIPTION

This section of the report discusses project trip generation, project trip distribution and assignment within the study area. Unique to this project and as discussed on page 3-5 (General Plan), the project site is approved for 508 units reflected as Focus Sites #3 and #4 in the City of Brea General Plan. It should be noted this analysis is based on the full 768 units rather than 260 units (768-508) above the General Plan allocation. The project proposes to construct 768 multi-family residential units; 16,897 SF of retail, and a 150 room Hotel at the east side of State College Blvd. The proposed site plan is shown in **FIGURE 3-1.** Access to the project site is along State College Blvd. and Birch Street. On State College Blvd, the access point to the north is currently signalized (Int. # 5) and the access to the south is a two-way stop controlled intersection (Int.#6). Access along Birch Street is currently one-way stop controlled (Int.#13). Left turn is not allowed on the southbound approach of the South Driveway on State College Blvd (Int.#6). Refer to **Appendix N** for access analysis.

3.1 PROJECT TRIP GENERATION

Trip generation represents the amount of traffic traveling to and from the proposed project. Trip generation rates used for the residential and retail land use are based upon a publication entitled *Trip Generation* by the Institute of Transportation Engineers (ITE), 9th Edition (refer to **Appendix D**) and the retail land use is based on SANDAG rates. A trip generation table for the project is provided in **TABLE 3-1**. As shown, the proposed project is expected to generate 7,121 average daily trips (ADT) with 513 (149 IN / 364 OUT) trips in the AM peak hour and 642 (391 IN / 252 OUT) in the PM peak hour.

3.2 TRIP DISTRIBUTION

Project traffic will assume two different distribution assumptions based on a Near Term (Year 2018) scenario and a Long Range (Year 2035) scenario. The trip distribution for the Near Term (Year 2018) scenario best represents the project's opening day and is based upon existing travel patterns, land use characteristics of the project, recently approved/pending projects in the area, roadway network, close proximity to major arterials and SR-57, and general location of other land uses to which project trips would originate or terminate.

FIGURE 3-2 through **FIGURE 3-5** shows the assumed Near Term (Year 2018) distribution of the proposed project for each of the proposed land uses. **FIGURE 3-6** shows the proposed project distribution for Year 2035.

To determine the project's distribution in the Long Range (Year 2035) analysis, a Year 2035 Project TAZ Select Zone Loading ADT plot was prepared by Stantec using the Brea Traffic Model. Based on this model, 36% of project traffic is projected to distribute north on State College Blvd., 19% south on State College Blvd, 30% west on Birch Street and 15% east on Birch Street.

Appendix E includes the BATM 2035 – Brea Place Select Zone 155 ADT Volume Plot.

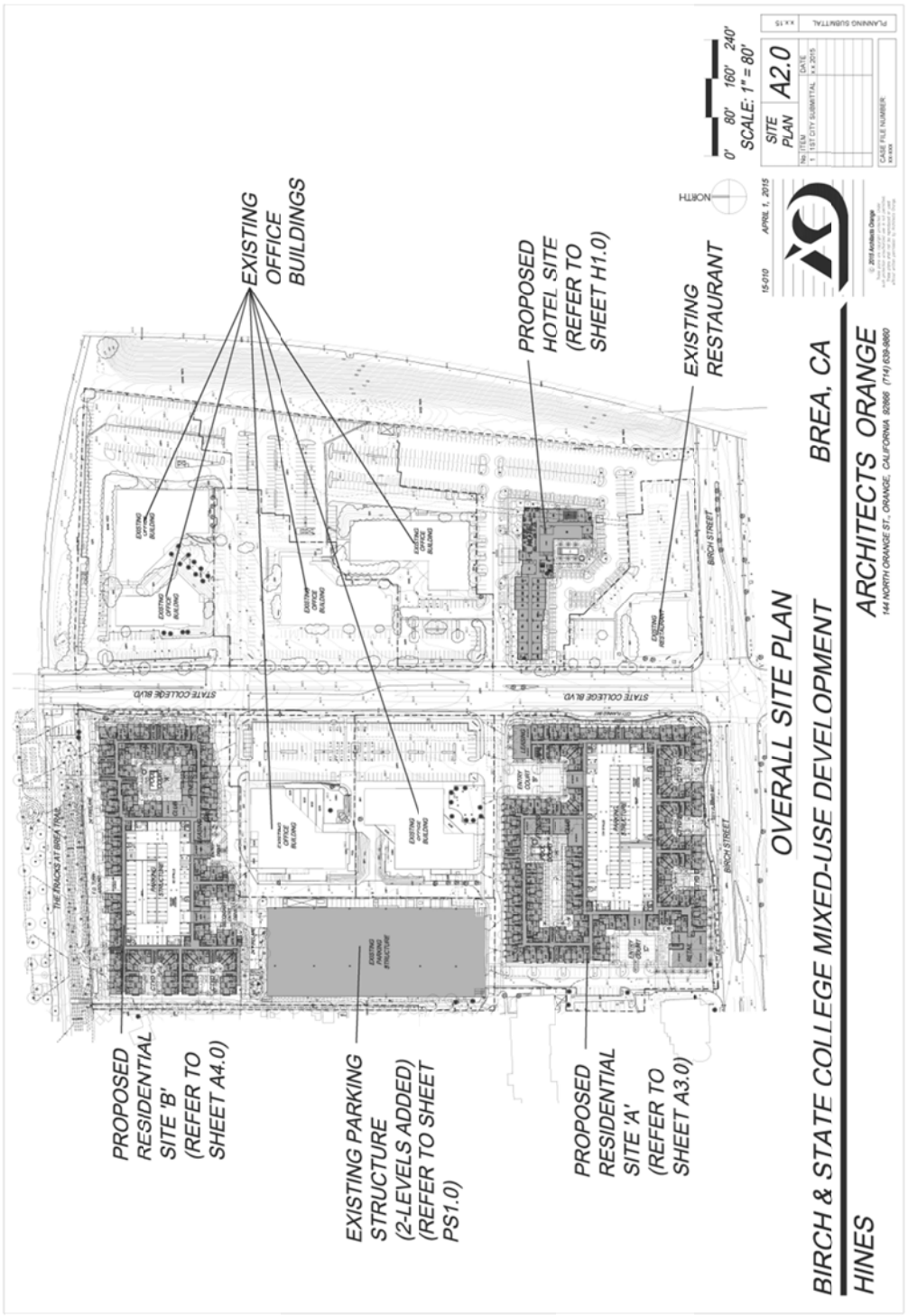


FIGURE 3-1

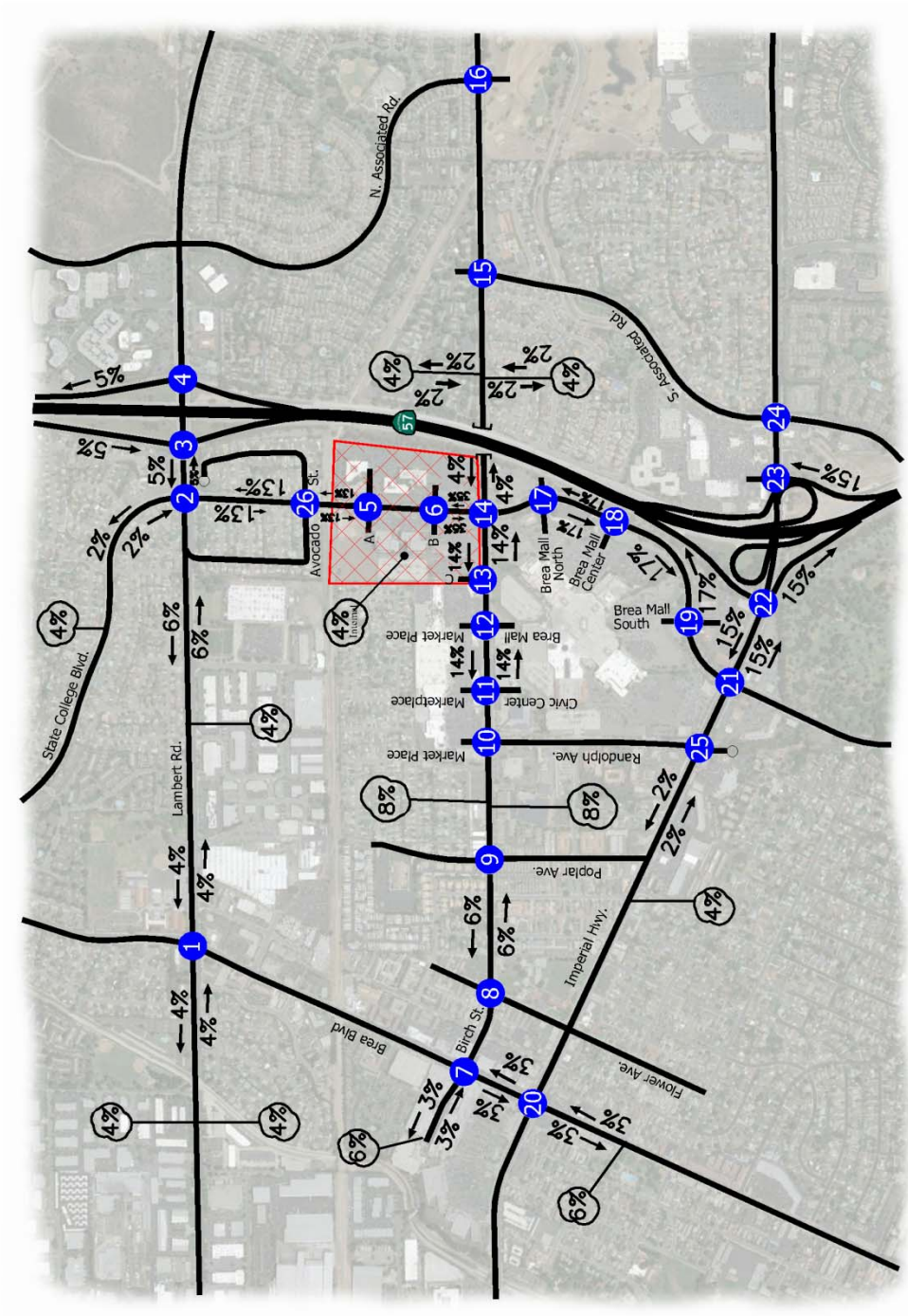
Project Site Plan

TABLE 3-1

Brea Place Trip Generation Table

Use	Amount	Daily Trip Rate*	Daily	AM Peak Hour					PM Peak Hour				
				Trip Rate*	# of Trips	In/Out	In	Out	Trip Rate*	# of Trips	In/Out	In	Out
Retail	16,897 *SF*	40.00 /1000 SF	676	3%	20	60 : 40	12	8	9%	61	50 : 50	31	31
Residential	768 *units*	6.65 /DU	5,107	0.51 /DU	392	20 : 80	78	314	0.62 /DU	476	65 : 35	309	167
Hampton Inn	150 *rooms*	8.92 /Occupied Room	1,338	0.67 /Occupied Room	101	58 : 42	59	42	0.70 /Occupied Room	105	49 : 51	51	54
Total			**7,121**		**513**		**149**	**364**		**642**		**391**	**252**

* Trip Generation, 9th Edition, Institute of Transportation Engineers (ITE)
Retail: SANDAG rates used since ITE does not have an AM rate for Specialty Retail
Residential: ITE Code 220, Land Use - Apartment
Hotel: ITE Code 310, Land Use - Hotel



LEGEND

= Study Intersection

= Project Location

XX% = Project Distribution

#% = Local Destination Area

FIGURE 3-2

Project Hotel Distribution Percentages

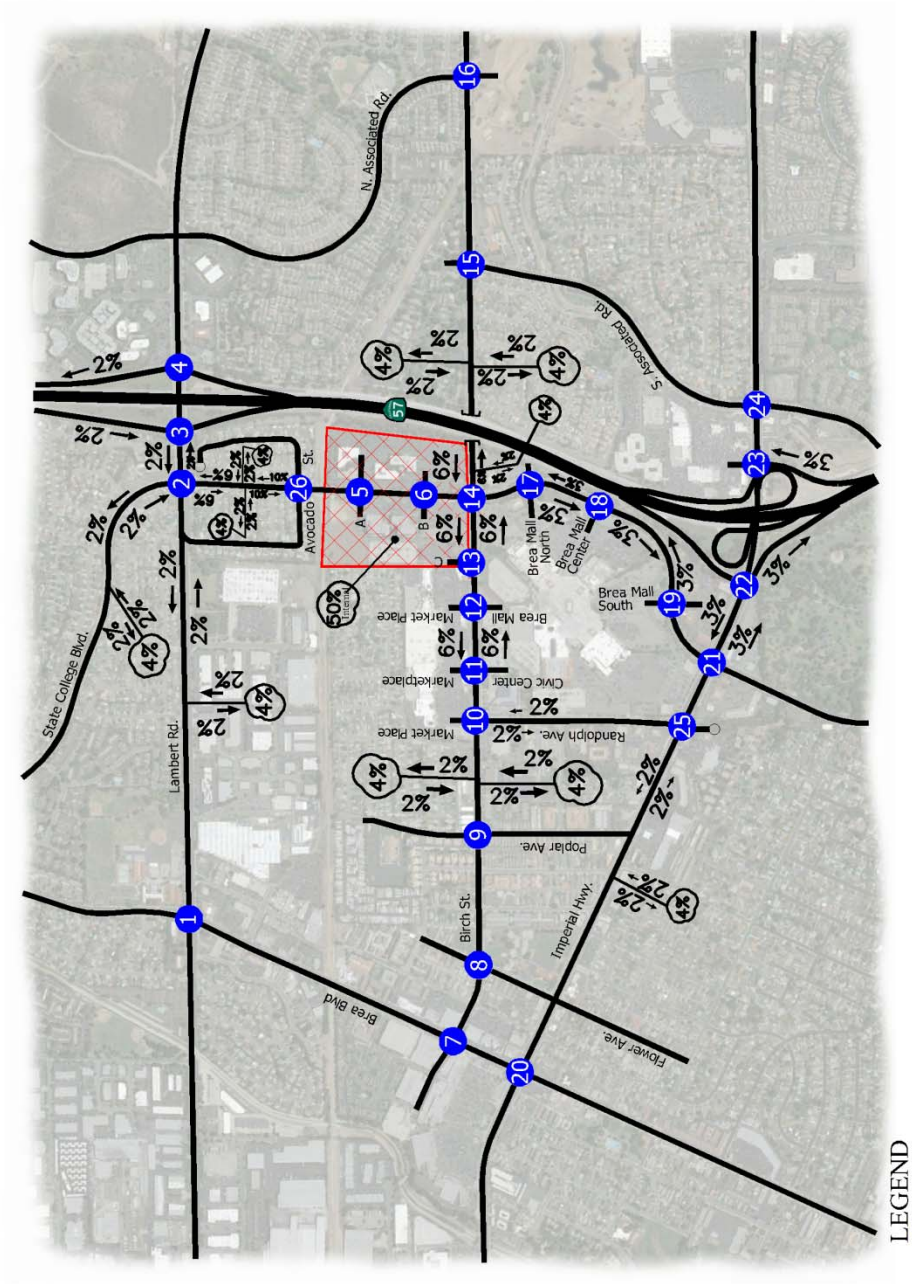


FIGURE 3-3

Project Retail Distribution Percentages

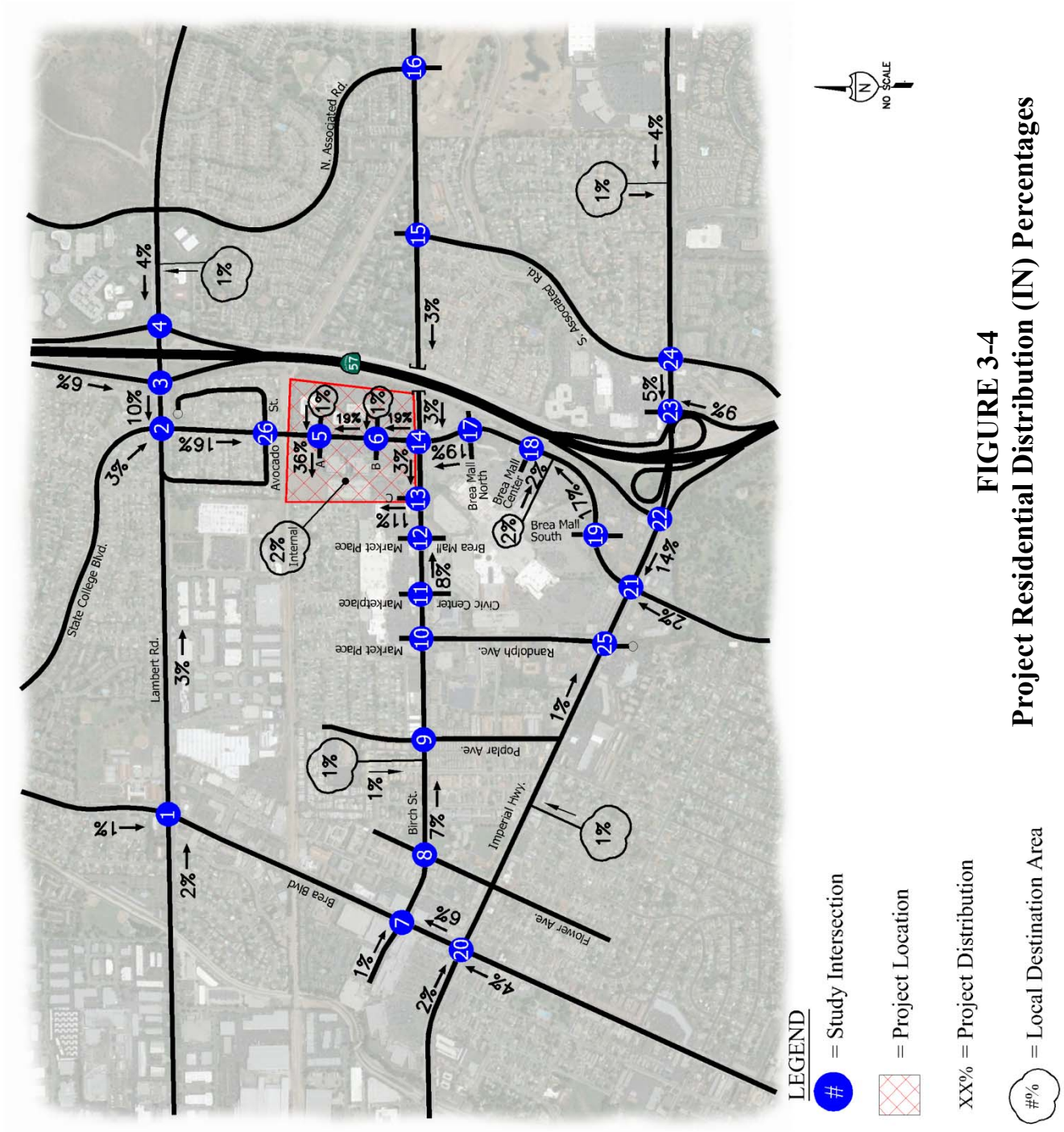


FIGURE 3-4
Project Residential Distribution (IN) Percentages

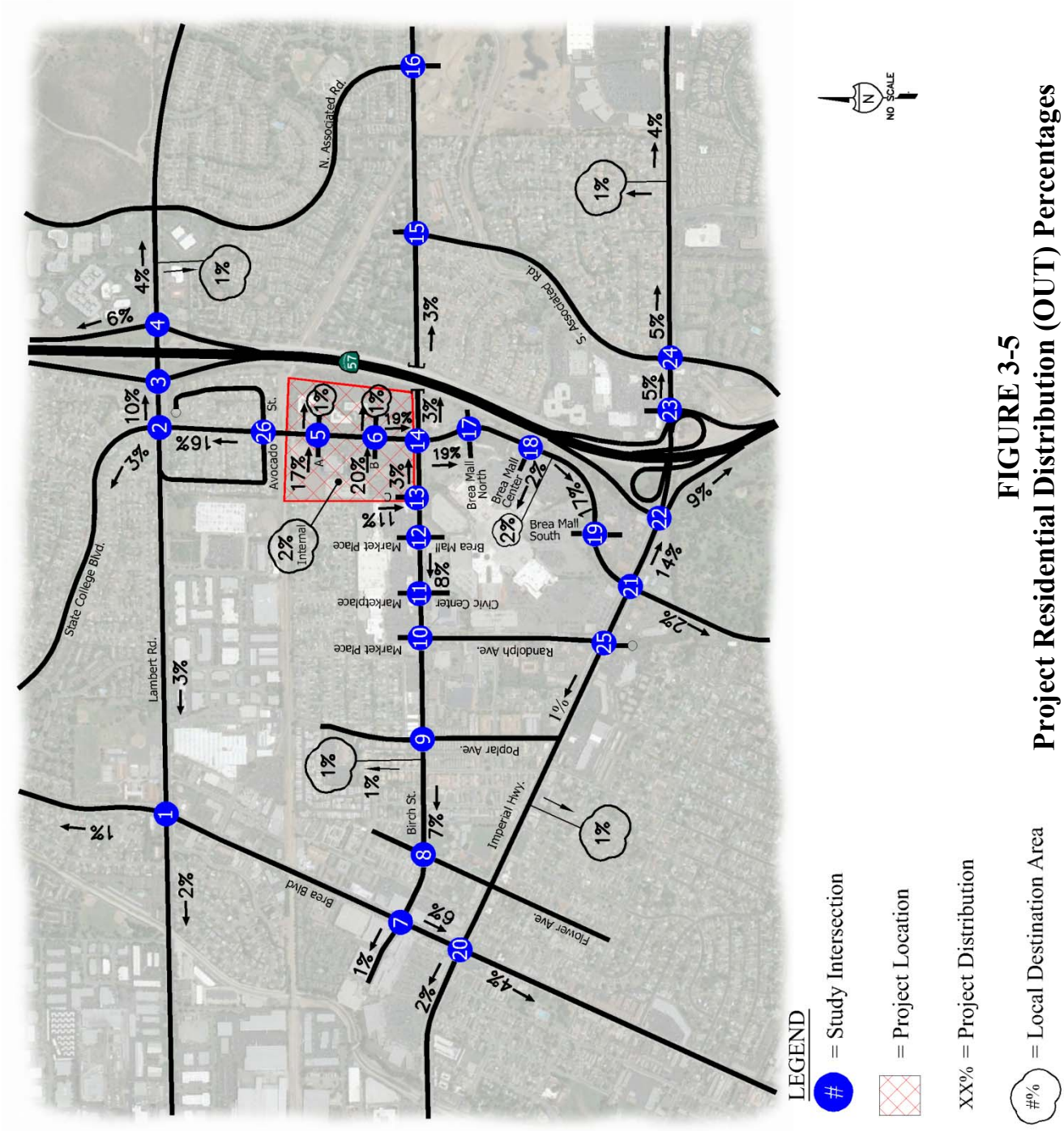


FIGURE 3-5
Project Residential Distribution (OUT) Percentages

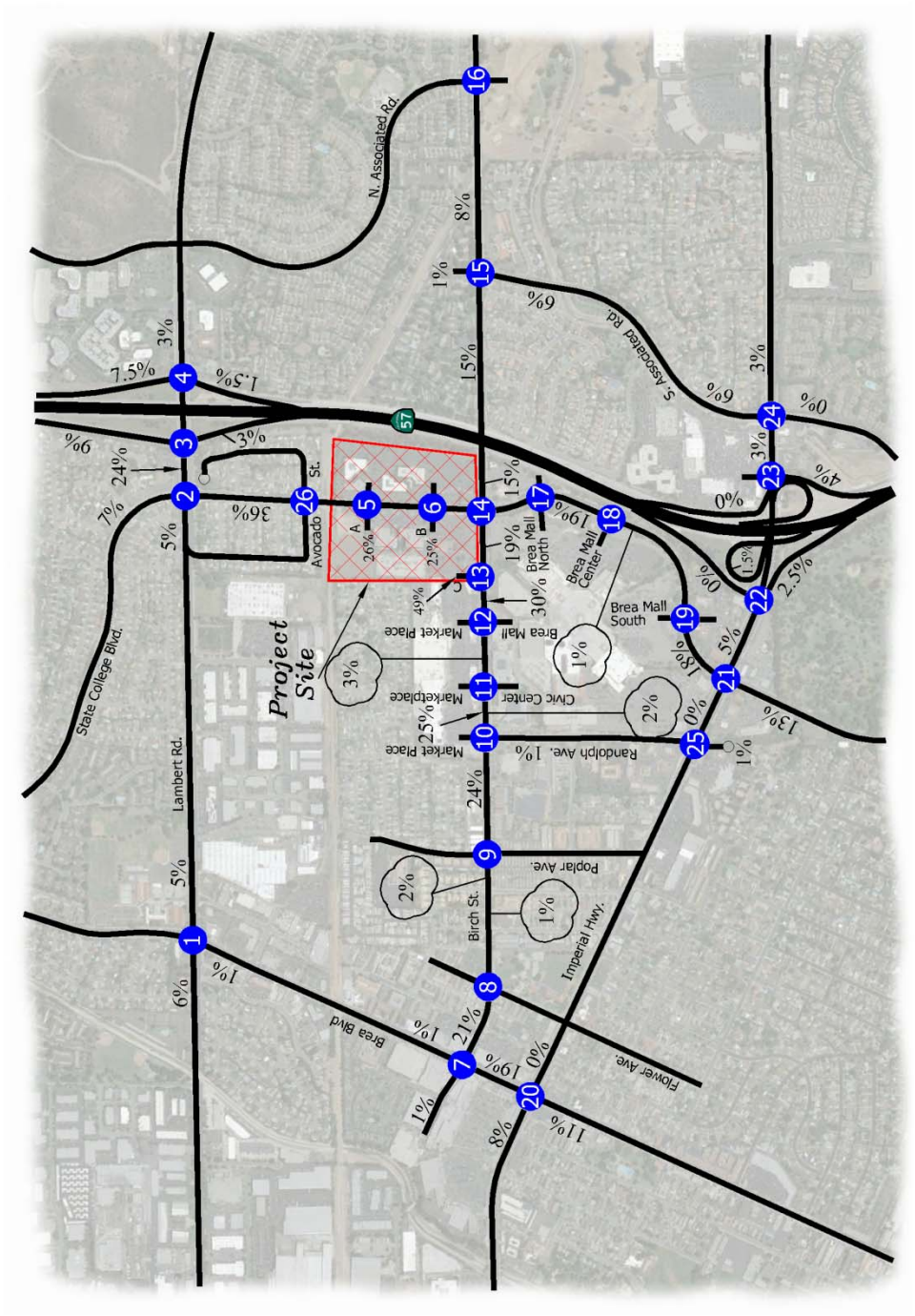


FIGURE 3-6

Project 2035 Distribution Percentages

3.3 PROJECT TRIP ASSIGNMENT

Trip assignment is the result of using the previously discussed trip generation figures and trip distribution percentages.

FIGURE 3-7

shows the project only average daily traffic volumes, which are based upon the identified project traffic generation and distribution.

FIGURE 3-8, **FIGURE 3-9**, and

FIGURE 3-10 show the AM peak hour project only traffic volumes.

FIGURE 3-11, FIGURE 3-12, and **FIGURE 3-13** show the PM peak hour project only traffic volumes.

3.4 GENERAL PLAN

The City of Brea fully embraced the concept of Mixed Use development and zoning districts with the comprehensive General Plan Update, completed in 2003. According to the City's General Plan Update, three Mixed Use districts were allowed higher residential densities. The proposed project "Brea Place" is located within Mixed Use 1 which has seven Focused Development Sites. More specifically, the proposed project is located within Focused Development Sites #3 and #4. Focused Development Site #3 includes 232 dwelling units and Focused Development Site #4 includes 276 dwelling units for a total of 508 units. Therefore, the General Plan currently assumes 508 dwelling units on the project site. The 768 units proposed by Brea Place represents 260 (768–508) dwelling units above what is currently assumed in the General Plan. To be conservative, the analysis in this report assumes the 768 units proposed by Brea Place and not just the increase of 260 units. **Appendix F** includes Brea's Mixed Use District information specific to the project site.

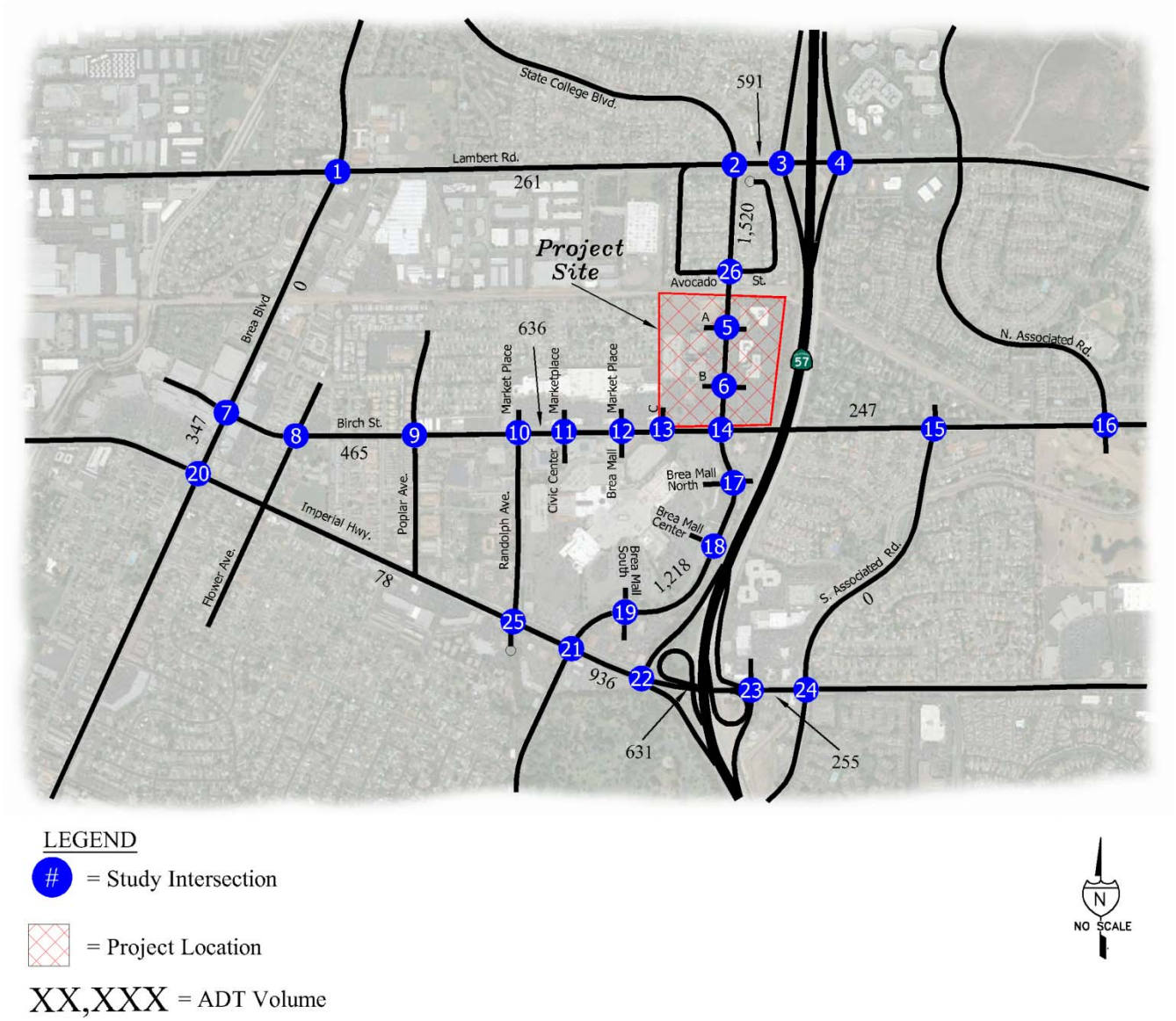


FIGURE 3-7

Project Only Average Daily Traffic

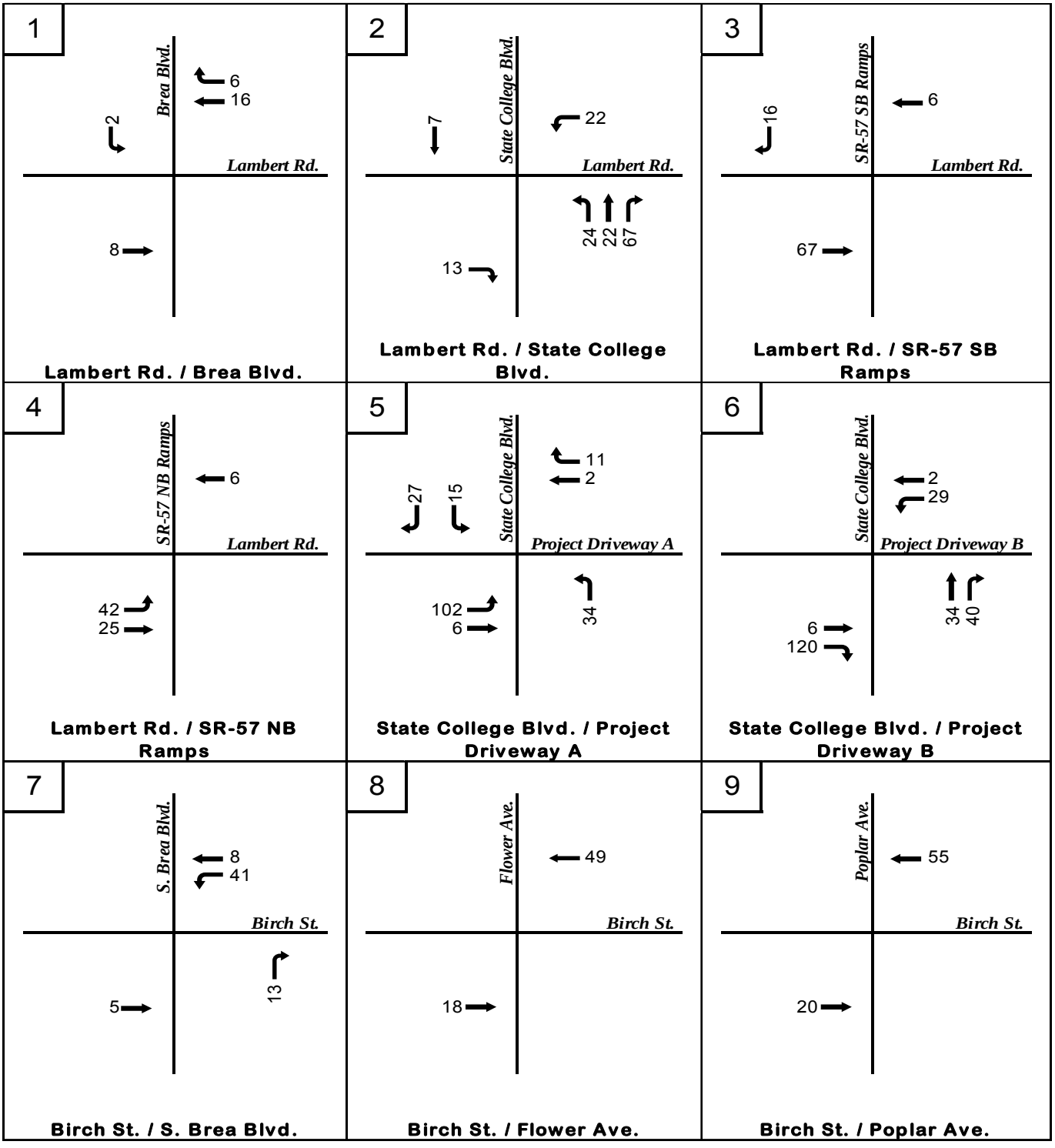


FIGURE 3-8

Project Only AM Peak Hour Traffic (Intersections 1-9)

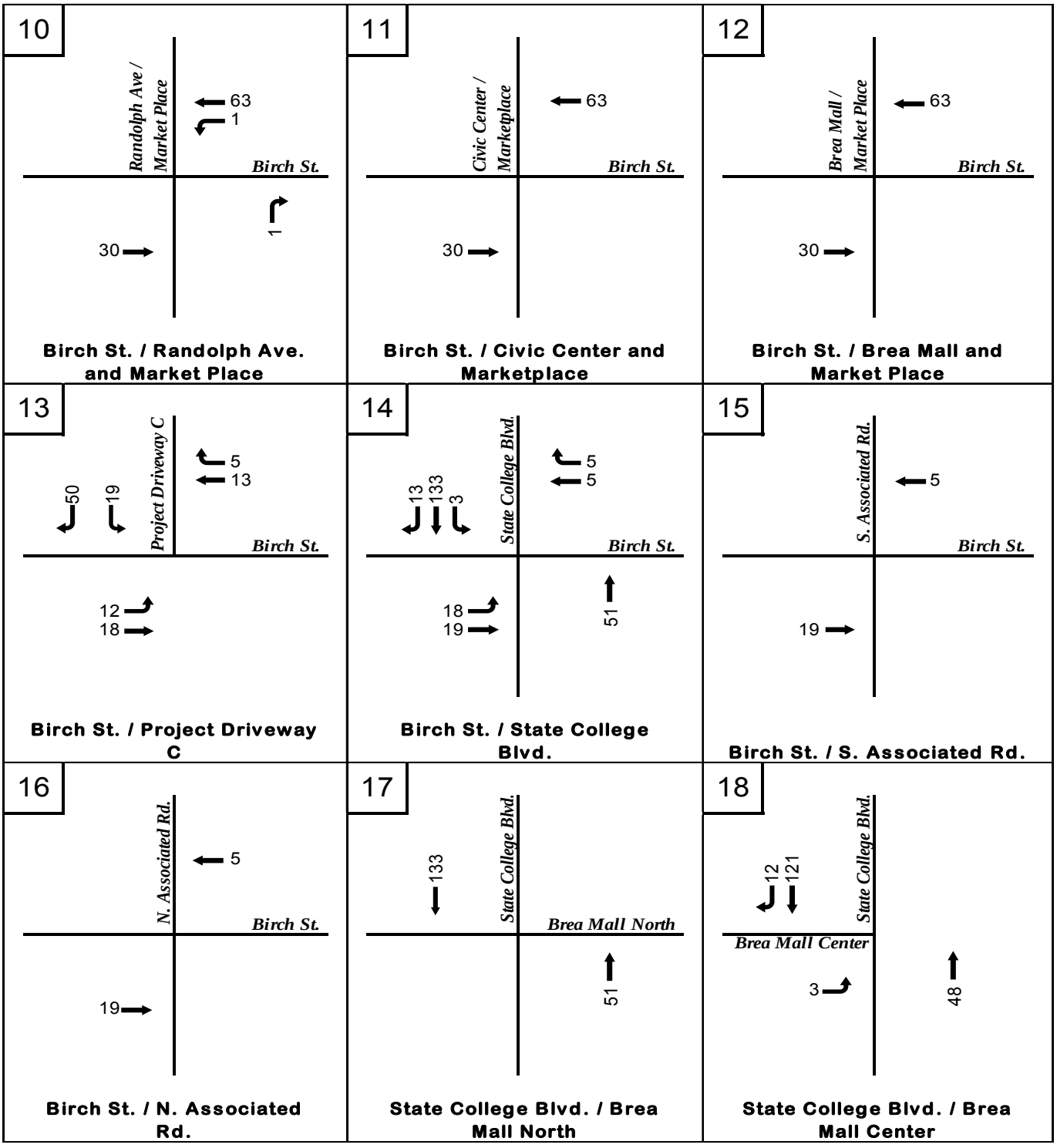


FIGURE 3-9

Project Only AM Peak Hour Traffic (Intersections 10-18)

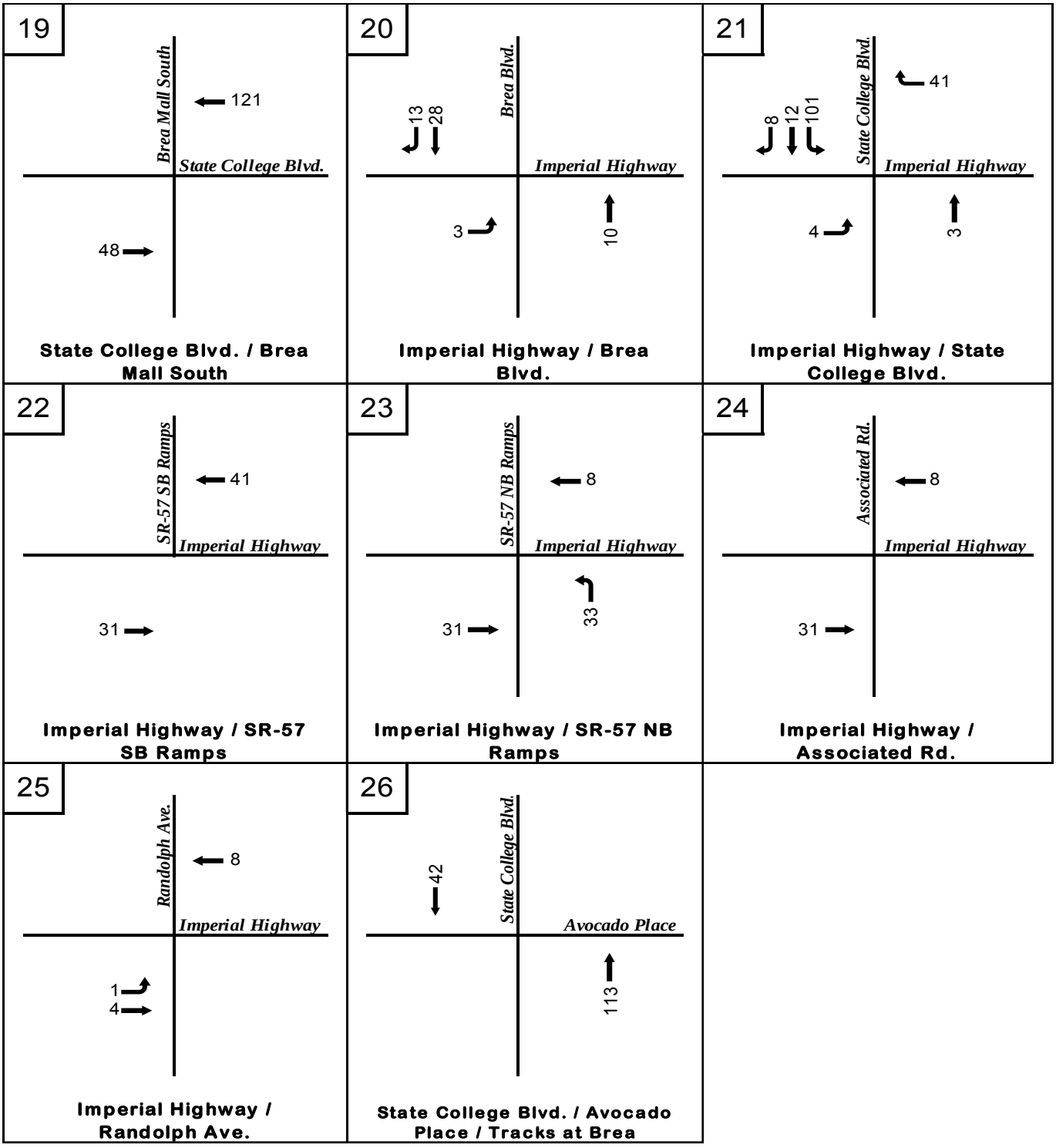


FIGURE 3-10

Project Only AM Peak Hour Traffic (Intersections 19-26)

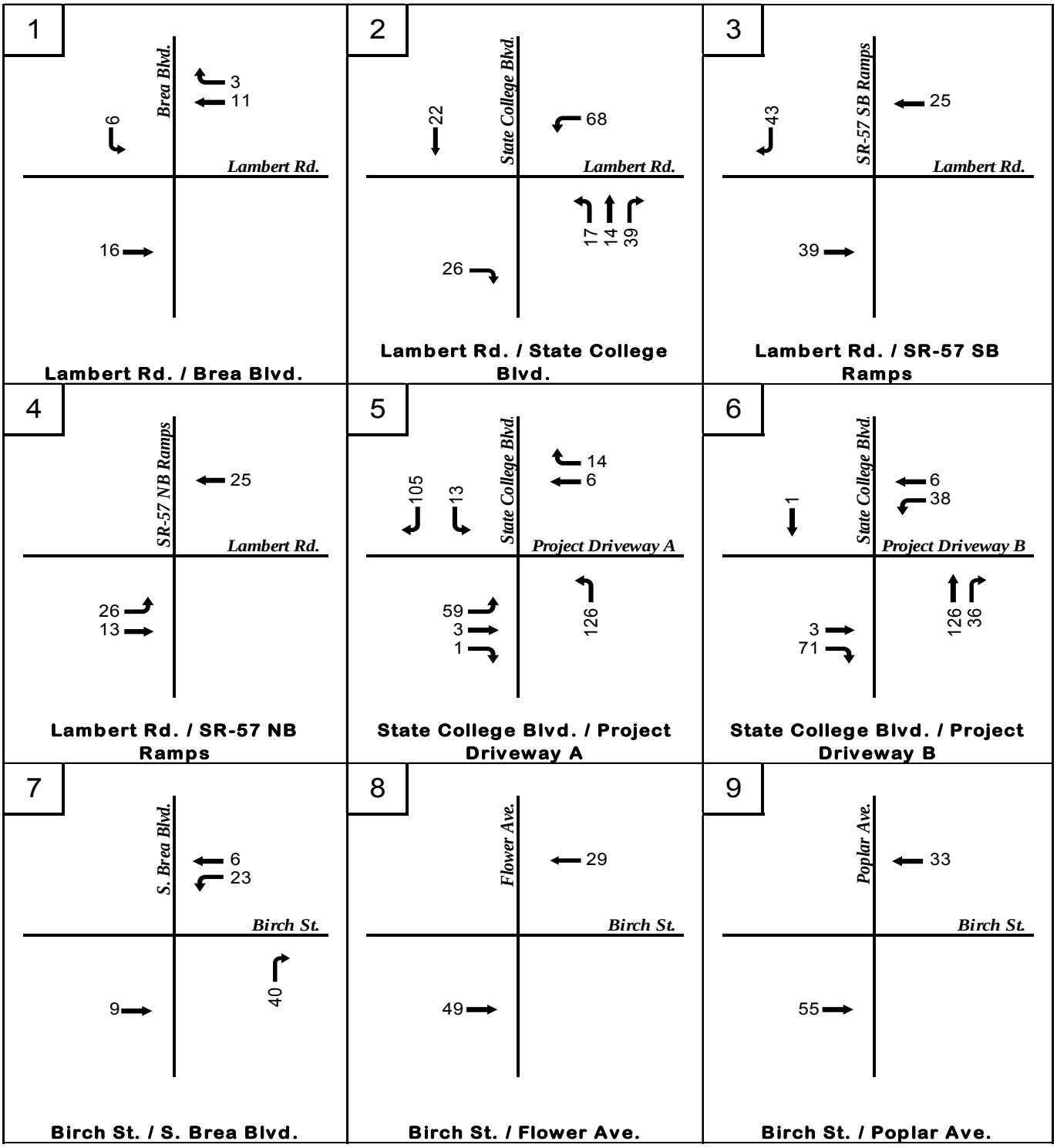


FIGURE 3-11

Project Only PM Peak Hour Traffic (Intersections 1-9)

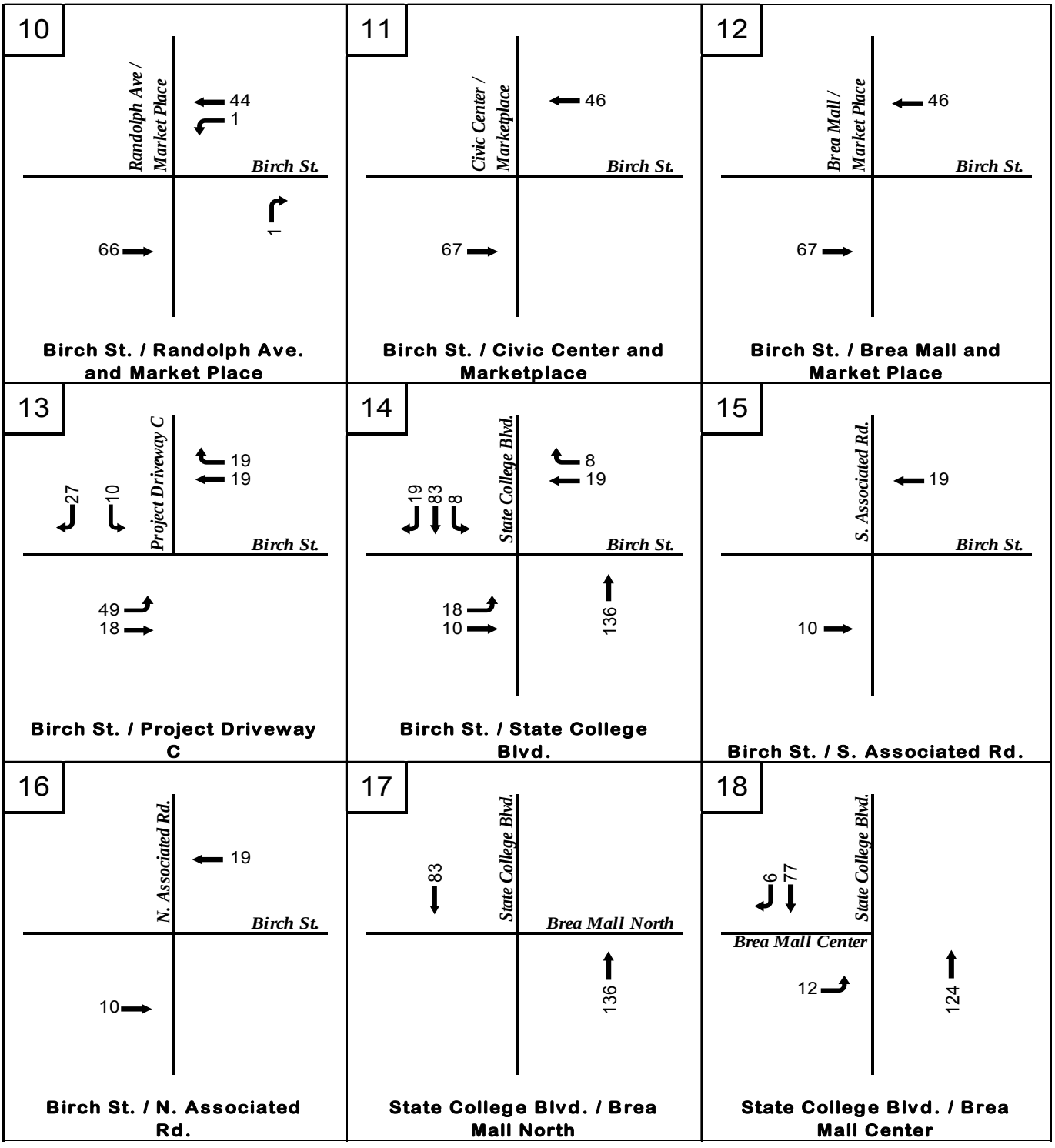


FIGURE 3-12

Project Only PM Peak Hour Traffic (Intersections 10-18)

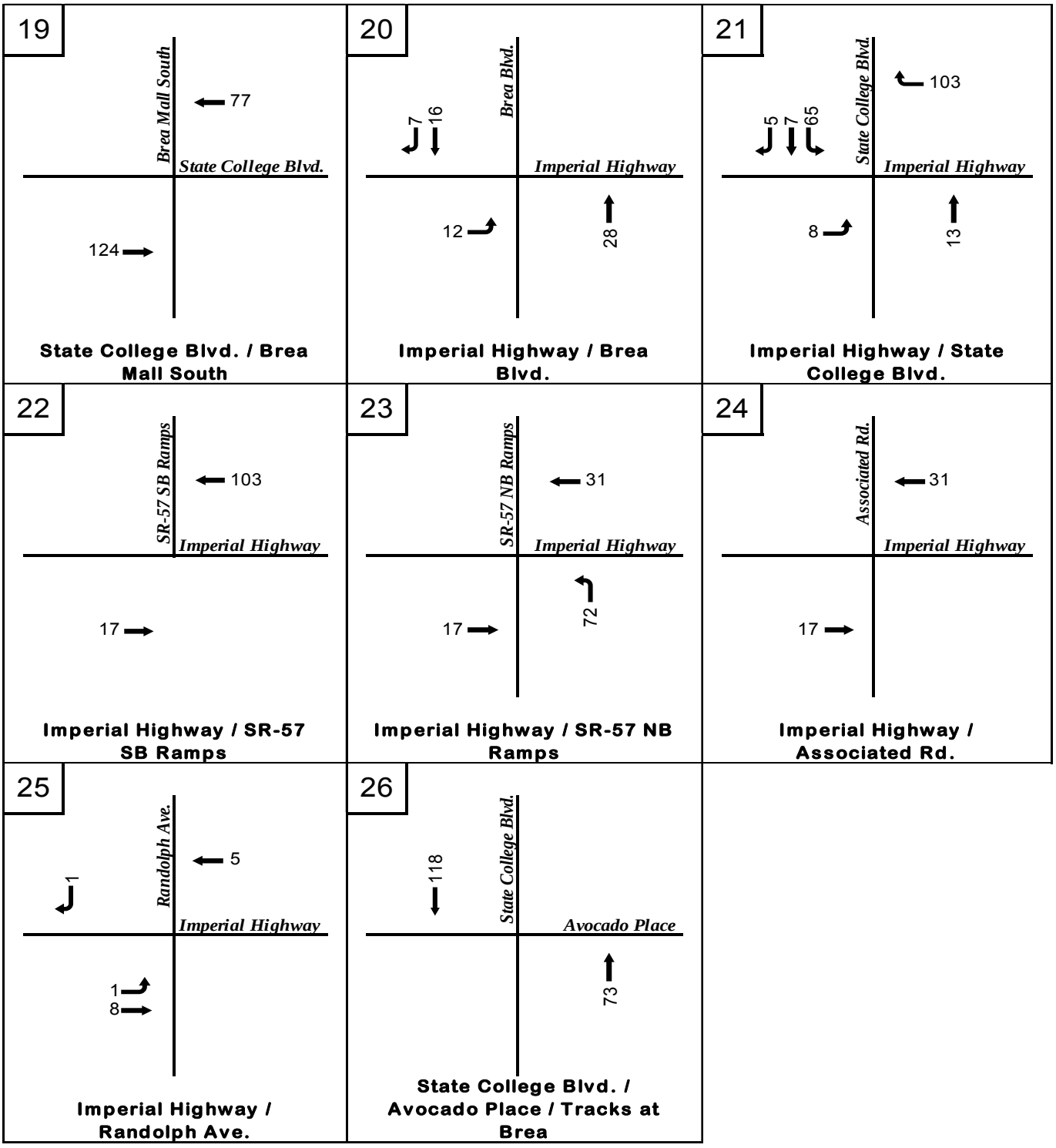


FIGURE 3-13

Project Only PM Peak Hour Traffic (Intersections 19-26)

4.0 IMPACT ANALYSIS

The purpose of this chapter is to address project related traffic impacts for the following scenarios: Existing With Project, Near Term (Year 2018 With & Without Project), and Long Range (Year 2035 With & Without Project).

4.1 EXISTING WITH PROJECT

To develop the Existing with Project traffic volumes, existing traffic volumes were combined with project only traffic volumes (daily and peak hour volumes). **FIGURE 4-1** shows the average daily traffic volumes for the Existing with Project condition. The AM and PM peak hour traffic volumes for the Existing with Project condition are provided in **Appendix G**.

Intersections

TABLE 4-1 shows the summary of intersection ICU values and corresponding LOS for the Existing and Existing with Project conditions. All ICU analyzed intersection operate at LOS of D. The following intersections were analyzed using HCM methodology for unsignalized intersections:

- Birch St. at Driveway C operates at a LOS E in the AM and an LOS F in the PM peak hours
- State College Blvd. at Driveway B operates at a LOS F in the AM and PM peak hours.

TABLE 4-2 shows the Caltrans intersections LOS evaluated with HCM. As shown, all intersections meet the performance criteria and there are no significant impacts related to the project for the existing with project condition. **Appendix H** includes the ICU calculations and Synchro worksheets for the Existing With Project condition.

Freeway Ramps

Freeway ramps at SR-57 / Lambert Road and SR-57 / Imperial Highway were analyzed using volume to capacity (V/C) ratios to determine if the freeway ramps are significantly impacted by the proposed project. As shown in **TABLE 4-3,** there are no significant project impacts to the freeway ramps in this condition as all ramps have v/c ratio's less than 1.

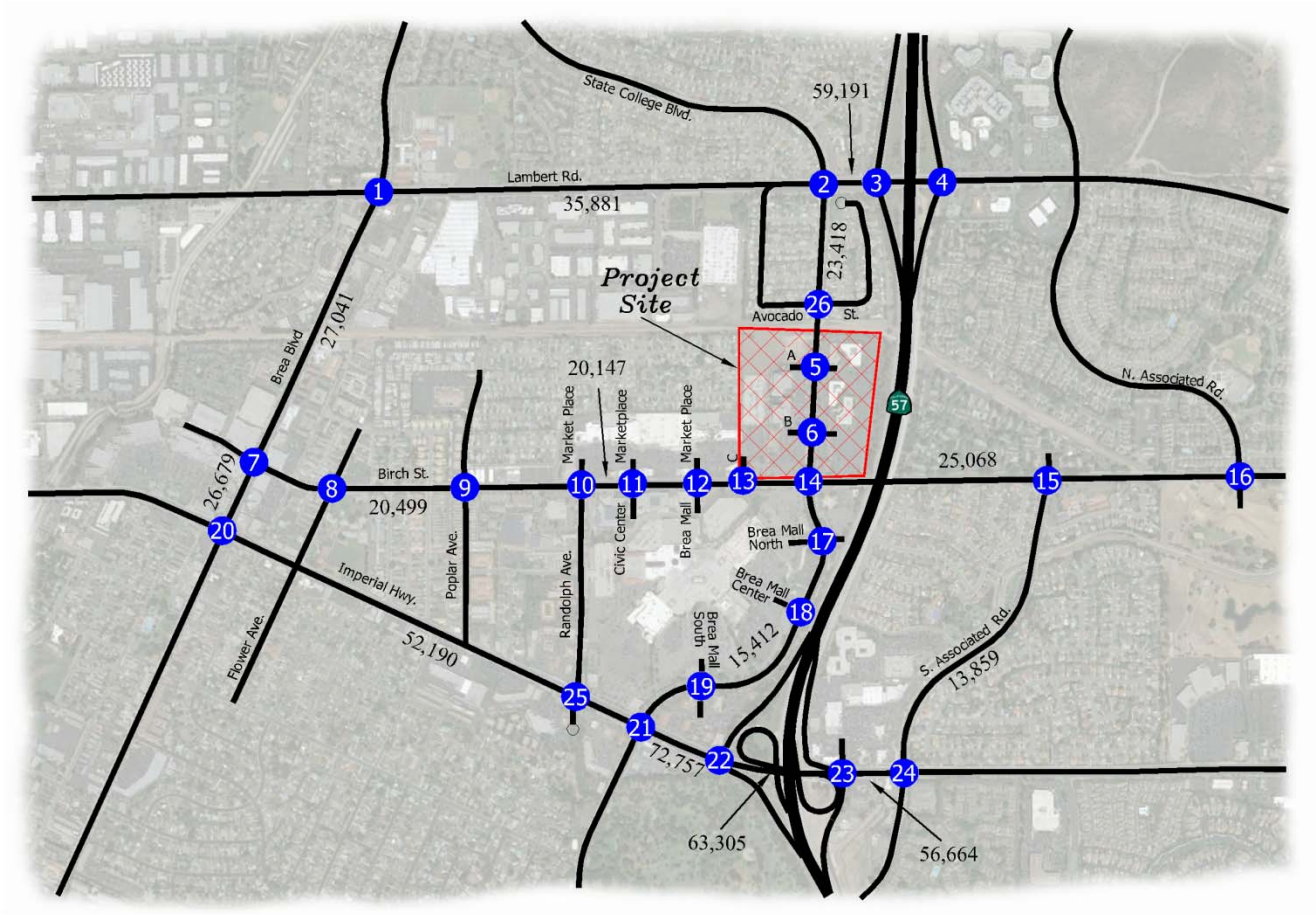


FIGURE 4-1

Existing With Project Average Daily Traffic

TABLE 4-1

Existing Without & Existing With Project ICU Summary

Number	Intersection	Control	Existing Without Project				Existing With Project						Significant Impact
			AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour			
			ICU	LOS	ICU	LOS	ICU	LOS	Δ	ICU	LOS	Δ	
1	Lambert Rd. / Brea Blvd.	Signalized	0.65	B	0.61	B	0.66	B	0.01	0.61	B	0.00	No
2	Lambert Rd. / State College Blvd.	Signalized	0.78	C	0.74	C	0.81	D	0.04	0.78	C	0.04	No
3	Lambert Rd. / SR-57 SB Ramps	Signalized	0.84	D	0.66	B	0.85	D	0.02	0.69	B	0.02	No
4	Lambert Rd. / SR-57 NB Ramps	Signalized	0.70	B	0.64	B	0.71	C	0.01	0.65	B	0.01	No
5	State College Blvd. / Project Driveway A	Signalized	0.50	A	0.58	A	0.73	C	0.23	0.80	D	0.22	No
6	State College Blvd. / Project Driveway B	Unsignalized*	28.90	D	23.40	C	35.70	E	6.80	76.10	F	52.70	Yes
7	Birch St. / S. Brea Blvd.	Signalized	0.48	A	0.75	C	0.51	A	0.03	0.81	D	0.06	No
8	Birch St. / Flower Ave.	Signalized	0.38	A	0.48	A	0.38	A	0.00	0.49	A	0.01	No
9	Birch St. / Poplar Ave.	Signalized	0.39	A	0.53	A	0.40	A	0.01	0.54	A	0.01	No
10	Birch St. / Randolph Ave. and Market Place	Signalized	0.43	A	0.60	B	0.43	A	0.00	0.61	B	0.01	No
11	Birch St. / Civic Center and Marketplace	Signalized	0.29	A	0.56	A	0.30	A	0.01	0.57	A	0.01	No
12	Birch St. / Brea Mall and Market Place	Signalized	0.31	A	0.57	A	0.33	A	0.02	0.57	A	0.00	No
13	Birch St. / Project Driveway C	Unsignalized*	17.80	C	51.20	F	18.10	C	0.30	90.20	F	39.00	Yes
14	Birch St. / State College Blvd.	Signalized	0.52	A	0.71	C	0.58	A	0.07	0.73	C	0.03	No
15	Birch St. / S. Associated Rd.	Signalized	0.70	B	0.71	C	0.70	C	0.00	0.71	C	0.00	No
16	Birch St. / N. Associated Rd.	Signalized	0.65	B	0.67	B	0.65	B	0.00	0.68	B	0.01	No
17	State College Blvd. / Brea Mall North	Signalized	0.25	A	0.29	A	0.29	A	0.05	0.33	A	0.04	No
18	State College Blvd. / Brea Mall Center	Signalized	0.22	A	0.26	A	0.26	A	0.04	0.29	A	0.03	No
19	State College Blvd. / Brea Mall South	Signalized	0.23	A	0.46	A	0.27	A	0.04	0.49	A	0.02	No
20	Imperial Highway / Brea Blvd.	Signalized	0.81	D	0.77	C	0.81	D	0.01	0.77	C	0.00	No
21	Imperial Highway / State College Blvd.	Signalized	0.75	C	0.73	C	0.78	C	0.03	0.75	C	0.02	No
22	Imperial Highway / SR-57 SB Ramps	Signalized	0.60	B	0.70	B	0.61	B	0.01	0.72	C	0.02	No
23	Imperial Highway / SR-57 NB Ramps	Signalized	0.72	C	0.69	B	0.73	C	0.01	0.72	C	0.02	No
24	Imperial Highway / Associated Rd.	Signalized	0.65	B	0.75	C	0.65	B	0.01	0.75	C	0.00	No
25	Imperial Highway / Randolph Ave.	Signalized	0.49	A	0.60	B	0.49	A	0.00	0.60	B	0.00	No
26	State College Blvd. / Avocado Place / Tracks at	Signalized	0.47	A	0.44	A	0.48	A	0.01	0.47	A	0.02	No

Notes:

ICU=Intersection Capacity Utilization

LOS = Level of Service

* = Unsignalized intersections analyzed using delays in seconds using HCM 2000 methodology

ICU Range	LOS
0.00-0.60	A
0.61-0.70	B
0.71-0.80	C
0.81-0.90	D
0.91-1.00	E
Above 1.00	F

TABLE 4-2

Existing Without & Existing With Project Caltrans Intersection Summary

#	Caltrans Intersections	Existing Without Project				Existing With Project							
		AM Peak Hour		PM Peak Hour		AM Peak Hour		Δ	S ?	PM Peak Hour		Δ	S ?
		Delay	LOS	Delay	LOS	Delay	LOS			Delay	LOS		
3	Lambert Rd. / SR-57 SB Ramps	38.4	D	31.4	C	39.1	D	0.7	No	32.5	C	1.1	No
4	Lambert Rd. / SR-57 NB Ramps	28.3	C	26.6	C	28.5	C	0.2	No	27.3	C	0.7	No
20	Imperial Highway / Brea Blvd.	51.7	D	47.0	D	53.5	D	1.8	No	47.8	D	0.8	No
21	Imperial Highway / State College Blvd.	32.3	C	44.0	D	33.0	C	0.7	No	47.5	D	3.5	No
22	Imperial Highway / SR-57 SB Ramps	17.1	B	19.6	B	17.4	B	0.3	No	19.7	B	0.1	No
23	Imperial Highway / SR-57 NB Ramps	31.7	C	31.8	C	31.8	C	0.1	No	32.4	C	0.6	No
24	Imperial Highway / Associated Rd.	34.4	C	42.6	D	34.6	C	0.2	No	42.9	D	0.3	No
25	Imperial Highway / Randolph Ave.	18.2	B	31.3	C	18.5	B	0.3	No	32.5	C	1.2	No

Notes:
HCM Methodology used to determine delay at Caltrans Interchange.
LOS = Level of Service
Δ = Change
S = Significant

TABLE 4-3

Existing Without & Existing With Project Freeway Ramp Summary

Location	Ramp Configuration	Capacity*	Existing Without Project				Existing With Project							
			AM Peak Hour		PM Peak Hour		AM Peak Hour				PM Peak Hour			
			Volume	V/C Ratio	Volume	V/C Ratio	Total Volume	V/C Ratio	Project Volume	V/C Ratio	Total Volume	V/C Ratio	Project Volume	V/C Ratio
SR-57 @ Lambert Road NB On	2L-0HOV-2M	1,800	799	0.44	1,048	0.58	841	0.47	42	0.02	1,074	0.60	26	0.01
SR-57 @ Lambert Road NB Off	2L-2L-OFF	3,000	1,215	0.41	1,047	0.35	1,215	0.41	0	0.00	1,047	0.35	0	0.00
SR-57 @ Lambert Road SB On	2L-0HOV-2M	1,800	840	0.47	985	0.55	840	0.47	0	0.00	985	0.55	0	0.00
SR-57 @ Lambert Road SB Off	2L-1L-OFF	2,250	1,547	0.69	1,121	0.50	1,563	0.69	16	0.01	1,164	0.52	43	0.02
SR-57 @ Imperial Hwy SB Off	2L-1L-OFF	2,250	867	0.39	1,034	0.46	867	0.39	0	0.00	1,034	0.46	0	0.00
SR-57 @ Imperial Hwy SB On (EB on Imperial)	1L-0HOV-2M	1,500	656	0.44	894	0.60	726	0.48	70	0.05	942	0.63	48	0.03
SR-57 @ Imperial Hwy SB On (WB on Imperial)	1L-0HOV-1M	900	233	0.26	548	0.61	233	0.26	0	0.00	548	0.61	0	0.00
SR-57 @ Imperial Hwy NB Off	2L-1L-OFF	2,250	1,758	0.78	1,518	0.67	1,791	0.80	33	0.01	1,591	0.71	73	0.03
SR-57 @ Imperial Hwy NB On (EB on Imperial)	1L-0HOV-1M	900	460	0.51	420	0.47	460	0.51	0	0.00	420	0.47	0	0.00
SR-57 @ Imperial Hwy NB On (WB on Imperial)	1L-1HOV-1M	1,080	522	0.48	532	0.49	522	0.48	0	0.00	532	0.49	0	0.00

* Vehicles Per Hour (Refer to Freeway Ramp Performance Criteria discussed in Chapter 1.0 of the report)

On Metered Ramp Configuration: nL-mHOV-M
n- number of lanes at ramp entry
m-number of HOV lanes at meter
M - number of mixed flow lanes at the meter

Non-Metered On/Off Ramp Configuration: aL-bL-C
a- number of lanes on ramp
b- number of lanes after taper (ON)
or number of auxiliary/exit lanes (OFF)
C-type of Non-Metered Ramp (OFF/ON)

4.2 SHORT RANGE ANALYSIS

The short range analysis compares the Near Term (Year 2018) without and with project conditions to determine project related impacts. As discussed in the previous chapter, the Year 2018 traffic volumes were developed by adding a growth of 4% to existing traffic and adding traffic from "other projects" that would contribute trips to the study area. Brea Place project traffic was then added to the Year 2018 Without project volumes, which are shown in **FIGURE 4-2**, to evaluate impacts related to the project in the short-term condition.

FIGURE 4-3 shows the average daily traffic volumes for the Year 2018 with Project condition, respectively.

Cumulative project information for the five (5) projects used in the short range analysis and the sixth project which was determined to have no effect on the studied area is provided in **Appendix I**.

Intersections

The AM and PM peak hour traffic volumes for the Year 2018 with Project condition are provided in **Appendix G**. **TABLE 4-4** shows the summary of intersection ICU values and corresponding LOS for the Year 2018 Without and Year 2018 With Project condition. All ICU analyzed intersection operate at LOS of D with the exception of Lambert Road at SR-57 SB Ramps which operates at LOS E in the AM. The following intersections were analyzed using HCM methodology for unsignalized intersections:

- Birch St. at Driveway B operates at a LOS F in the AM and an LOS F in the PM peak hours
- State College Blvd. at Driveway C operates at a LOS F in the PM peak hours.

Caltrans intersections LOS, which is based on HCM methodology, are presented in **TABLE 4-5.** As shown, all intersections operate at LOS D or LOS worse than D but the additional delay from project traffic does not exceed 2 seconds, therefore there are no significant impacts for this condition.

Appendix J includes the ICU calculations and Synchro worksheets for the Year 2018 Without and Year 2018 With Project condition.

Freeway Ramps

Freeway ramps at SR-57 / Lambert Road and SR-57 / Imperial Highway were analyzed using volume to capacity (V/C) ratios to determine if the proposed project has a significant impact on the freeway ramps. As shown in **TABLE 4-6** , there are no significant project impacts to the freeway ramps in this condition.

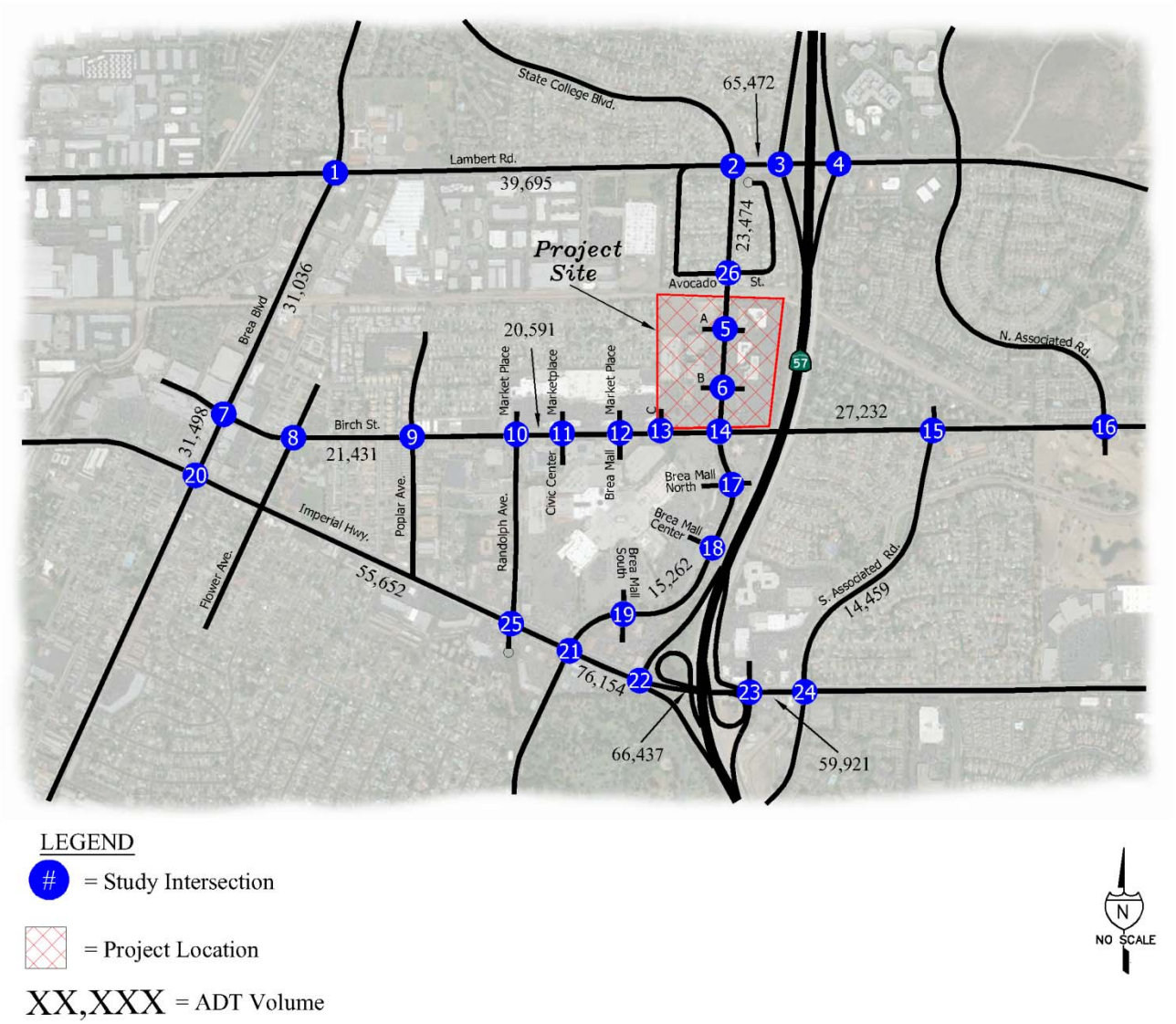


FIGURE 4-2

Year 2018 Without Project Average Daily Traffic

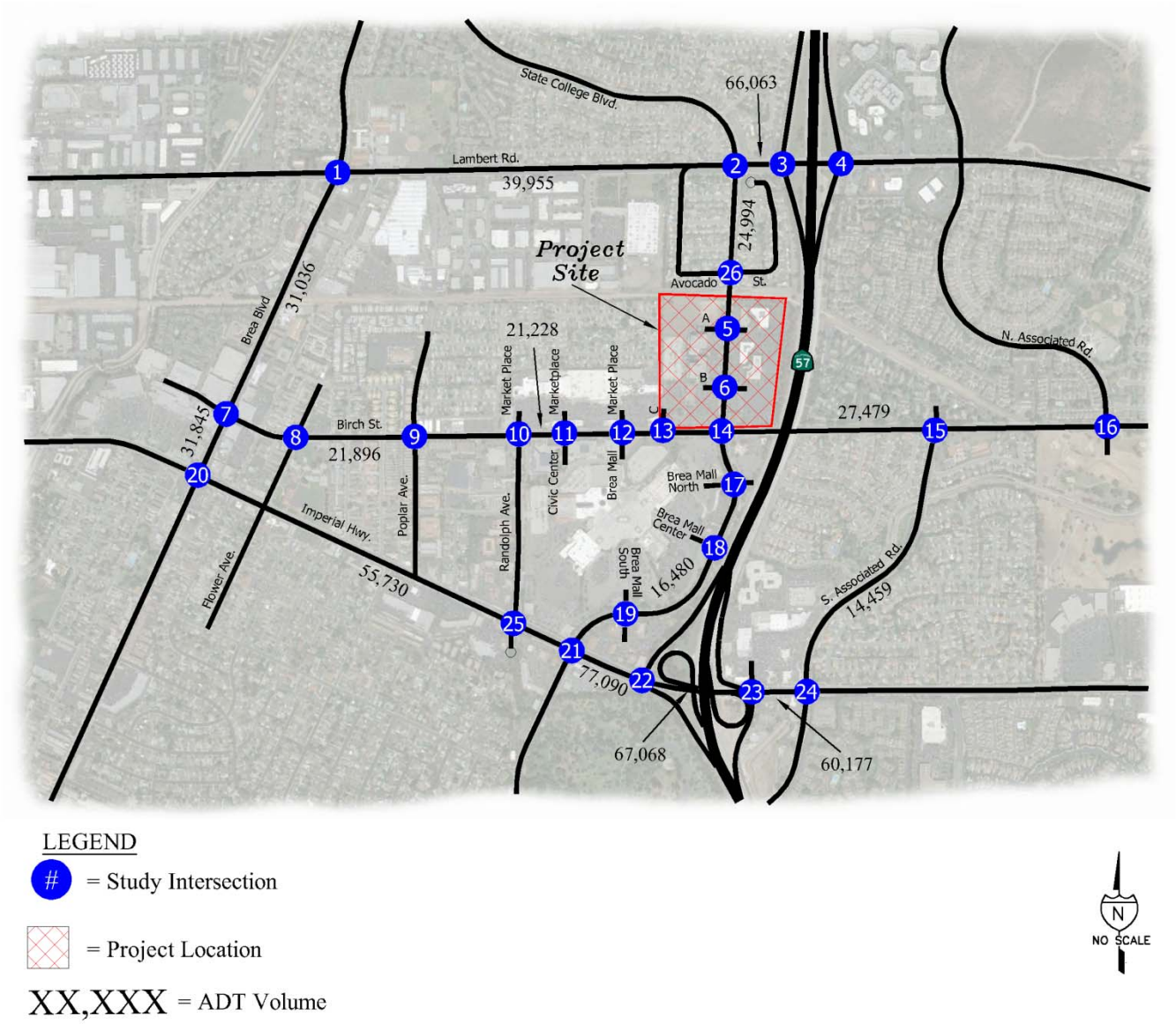


FIGURE 4-3

Year 2018 With Project Average Daily Traffic

TABLE 4-4

Year 2018 Without & Year 2018 With Project ICU Summary

Number	Intersection	Control	Year 2018 Without Project				Year 2018 With Project						Significant Impact
			AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour			
			ICU	LOS	ICU	LOS	ICU	LOS	Δ	ICU	LOS	Δ	
1	Lambert Rd. / Brea Blvd.	Signalized	0.74	C	0.76	C	0.76	C	0.01	0.76	C	0.00	No
2	Lambert Rd. / State College Blvd.	Signalized	0.84	D	0.83	D	0.87	D	0.04	0.86	D	0.03	No
3	Lambert Rd. / SR-57 SB Ramps	Signalized	0.93	E	0.77	C	0.94	E	0.02	0.79	C	0.02	No
4	Lambert Rd. / SR-57 NB Ramps	Signalized	0.81	D	0.70	B	0.83	D	0.01	0.71	C	0.01	No
5	State College Blvd. / Project Driveway A	Signalized	0.52	A	0.60	B	0.75	C	0.23	0.81	D	0.21	No
6	State College Blvd. / Project Driveway B	Unsignalized*	31.9	D	55.6	F	69.8	F	37.9	759.0	F	703.4	Yes
7	Birch St. / S. Brea Blvd.	Signalized	0.49	A	0.80	C	0.53	A	0.03	0.86	D	0.06	No
8	Birch St. / Flower Ave.	Signalized	0.40	A	0.50	A	0.40	A	0.00	0.51	A	0.01	No
9	Birch St. / Poplar Ave.	Signalized	0.40	A	0.55	A	0.41	A	0.01	0.56	A	0.01	No
10	Birch St. / Randolph Ave. and Market Place	Signalized	0.45	A	0.62	B	0.45	A	0.00	0.64	B	0.01	No
11	Birch St. / Civic Center and Marketplace	Signalized	0.30	A	0.58	A	0.31	A	0.01	0.59	A	0.01	No
12	Birch St. / Brea Mall and Market Place	Signalized	0.32	A	0.59	A	0.34	A	0.02	0.59	A	0.00	No
13	Birch St. / Project Driveway C	Unsignalized*	25.0	D	173.6	F	29.5	D	4.5	528.4	F	354.8	Yes
14	Birch St. / State College Blvd.	Signalized	0.54	A	0.74	C	0.61	B	0.07	0.77	C	0.03	No
15	Birch St. / S. Associated Rd.	Signalized	0.74	C	0.77	C	0.75	C	0.01	0.77	C	0.00	No
16	Birch St. / N. Associated Rd.	Signalized	0.68	B	0.70	B	0.68	B	0.00	0.70	C	0.01	No
17	State College Blvd. / Brea Mall North	Signalized	0.25	A	0.30	A	0.30	A	0.05	0.34	A	0.04	No
18	State College Blvd. / Brea Mall Center	Signalized	0.23	A	0.27	A	0.27	A	0.04	0.30	A	0.03	No
19	State College Blvd. / Brea Mall South	Signalized	0.24	A	0.48	A	0.27	A	0.04	0.50	A	0.02	No
20	Imperial Highway / Brea Blvd.	Signalized	0.85	D	0.81	D	0.86	D	0.01	0.82	D	0.00	No
21	Imperial Highway / State College Blvd.	Signalized	0.77	C	0.77	C	0.80	C	0.03	0.79	C	0.02	No
22	Imperial Highway / SR-57 SB Ramps	Signalized	0.64	B	0.74	C	0.64	B	0.01	0.76	C	0.02	No
23	Imperial Highway / SR-57 NB Ramps	Signalized	0.76	C	0.73	C	0.77	C	0.01	0.76	C	0.02	No
24	Imperial Highway / Associated Rd.	Signalized	0.69	B	0.78	C	0.69	B	0.01	0.78	C	0.00	No
25	Imperial Highway / Randolph Ave.	Signalized	0.51	A	0.64	B	0.51	A	0.00	0.64	B	0.00	No
26	State College Blvd. / Avocado Place / Tracks	Signalized	0.48	A	0.46	A	0.52	A	0.04	0.50	A	0.04	No

Notes:

ICU=Intersection Capacity Utilization

LOS = Level of Service

* = Unsignalized intersections analyzed using delays in seconds using HCM 2000 methodology

ICU Range	LOS
0.00-0.60	A
0.61-0.70	B
0.71-0.80	C
0.81-0.90	D
0.91-1.00	E
Above 1.00	F

TABLE 4-5

Year 2018 Without & Year 2018 With Project Caltrans Intersection Summary

#	Caltrans Intersections	Year 2018 Without Project				Year 2018 With Project							
		AM Peak Hour		PM Peak Hour		AM Peak Hour		Δ	S ?	PM Peak Hour		Δ	S ?
		Delay	LOS	Delay	LOS	Delay	LOS			Delay	LOS		
3	Lambert Rd. / SR-57 SB Ramps	44.1	D	34.9	C	49.2	D	5.1	No	35.9	D	1.0	No
4	Lambert Rd. / SR-57 NB Ramps	32.8	C	28.5	C	33.0	C	0.2	No	28.9	C	0.4	No
20	Imperial Highway / Brea Blvd.	60.1	E	53.0	D	61.0	E	0.9	No	54.8	D	1.8	No
21	Imperial Highway / State College Blvd.	33.7	C	51.7	D	37.4	D	3.7	No	54.4	D	2.7	No
22	Imperial Highway / SR-57 SB Ramps	17.6	B	20.5	C	17.6	B	0.0	No	20.8	C	0.3	No
23	Imperial Highway / SR-57 NB Ramps	33.2	C	33.0	C	33.3	C	0.1	No	33.5	C	0.5	No
24	Imperial Highway / Associated Rd.	36.7	D	47.2	D	37.2	D	0.5	No	47.8	D	0.6	No
25	Imperial Highway / Randolph Ave.	19.1	B	34.5	C	19.7	B	0.6	No	34.9	C	0.4	No

Notes:
HCM Methodology used to determine delay at Caltrans Interchange.
LOS = Level of Service
Δ = Change
S = Significant

TABLE 4-6

Year 2018 Without & Year 2018 With Project Freeway Ramp Summary

Location	Ramp Configuration	Capacity*	Year 2018 Without Project				Year 2018 With Project							
			AM Peak Hour		PM Peak Hour		AM Peak Hour				PM Peak Hour			
			Volume	V/C Ratio	Volume	V/C Ratio	Total Volume	V/C Ratio	Project Volume	V/C Ratio	Total Volume	V/C Ratio	Project Volume	V/C Ratio
SR-57 @ Lambert Road NB On	2L-0HOV-2M	1,800	929	0.52	1,167	0.65	971	0.54	42	0.02	1,193	0.66	26	0.01
SR-57 @ Lambert Road NB Off	2L-2L-OFF	3,000	1,310	0.44	1,226	0.41	1,310	0.44	0	0.00	1,226	0.41	0	0.00
SR-57 @ Lambert Road SB On	2L-0HOV-2M	1,800	992	0.55	1,110	0.62	992	0.55	0	0.00	1,110	0.62	0	0.00
SR-57 @ Lambert Road SB Off	2L-1L-OFF	2,250	1,652	0.73	1,279	0.57	1,668	0.74	16	0.01	1,322	0.59	43	0.02
SR-57 @ Imperial Hwy SB Off	2L-1L-OFF	2,250	911	0.40	1,076	0.48	911	0.40	0	0.00	1,076	0.48	0	0.00
SR-57 @ Imperial Hwy SB On (EB on Imperial)	1L-0HOV-2M	1,500	682	0.45	930	0.62	752	0.50	70	0.05	978	0.65	48	0.03
SR-57 @ Imperial Hwy SB On (WB on Imperial)	1L-0HOV-1M	900	245	0.27	588	0.65	245	0.27	0	0.00	588	0.65	0	0.00
SR-57 @ Imperial Hwy NB Off	2L-1L-OFF	2,250	1,845	0.82	1,582	0.70	1,878	0.83	33	0.01	1,655	0.74	73	0.03
SR-57 @ Imperial Hwy NB On (EB on Imperial)	1L-0HOV-1M	900	478	0.53	437	0.49	478	0.53	0	0.00	437	0.49	0	0.00
SR-57 @ Imperial Hwy NB On (WB on Imperial)	1L-1HOV-1M	1,080	545	0.50	564	0.52	545	0.50	0	0.00	564	0.52	0	0.00

* Vehicles Per Hour (Refer to Freeway Ramp Performance Criteria discussed in Chapter 1.0 of the report)

On Metered Ramp Configuration: nL-mHOV-M
n- number of lanes at ramp entry
m-number of HOV lanes at meter
M - number of mixed flow lanes at the meter

Non-Metered On/Off Ramp Configuration: aL-bL-C
a- number of lanes on ramp
b- number of lanes after taper (ON)
or number of auxiliary/exit lanes (OFF)
C-type of Non-Metered Ramp (OFF/ON)

4.3 LONG RANGE ANALYSIS

The long range analysis compares the Year 2035 without and with project conditions to determine project related impacts. Year 2035 With Project traffic volumes are based on the Brea Area Traffic Model (Year 2035) prepared by Stantec. The Year 2035 traffic model includes a slightly larger amount of residential (790 DU) and the 150-room hotel. Therefore, project traffic was subtracted from the Year 2035 With Project traffic volumes to obtain the Year 2035 Without Project volumes (daily and peak hour). **FIGURE 4-4** and **FIGURE 4-5** show the average daily traffic volumes for the Year 2035 without Project and Year 2035 with Project condition, respectively. **Appendix E** includes the BATM 2035 – Brea Place With Project ADT Plot. It should be noted that the traffic model volumes at some locations were lower than existing volumes. For these locations volumes from Central Park Village TIA's future condition were used as Year 2035 Without Project volumes, and Brea Place project traffic was added in to obtain Year 2035 With Project traffic. These adjustments were necessary to ensure a realistic increase in volumes.

Intersections

AM/PM peak hour volumes were established by using a factoring method based on Existing volumes and Year 2035 With Project ADT volumes. The factoring worksheets for all study intersections can be found in **Appendix G**. **TABLE 4-7** shows the summary of intersection ICU values and corresponding LOS for the Year 2035 Without and Year 2035 With Project condition. As shown, all intersections meet the performance criteria as they operate at LOS D or better with the exception of the following intersections:

- Birch St. / Randolph Ave. and Market Place in the PM, LOS E
- Imperial Highway / Brea Blvd. in the AM and PM, LOS E
- Imperial Highway / State College Blvd. in the PM, LOS E

The following intersections were analyzed using HCM methodology for unsignalized intersections:

- Birch St. at Driveway B operates at a LOS F in the AM and PM peak hours
- State College Blvd. at Driveway C operates at a LOS E in the AM and a LOS F in the PM peak hours.

At the intersections under Caltrans jurisdiction, the HCM 2000 methodology was used and results are shown in TABLE **4-8**. As shown, all intersections operate at LOS D or LOS worse than D but the additional delay from project traffic does not exceed 2 seconds, therefore there are no significant impacts for this condition.

Appendix K includes the ICU calculations and Synchro worksheets for the Year 2035 Without and Year 2035 With Project condition.

Freeway Ramps

Freeway ramps at SR-57 / Lambert Road and SR-57 / Imperial Highway were analyzed using volume to capacity (V/C) ratios to determine if the proposed project has a significant impact on the freeway ramps. As shown in **TABLE 4-9** , there are no significant project impacts to the freeway ramps in this condition.

Freeway Mainline Analysis

Freeway mainline analysis was conducted on three segments along SR-57 in the AM and PM peak hour in the Year 2035 with Project scenario. The measures of effectiveness for freeway segments were based on the Caltrans *Guide for the Preparation for Traffic Impact Studies*. "Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities". As shown in **Table 4-10,** all studied mainline freeway segments operate at an acceptable level of service with the exception of the segment north of Lambert Rd. in the northbound direction. However, the project does not significantly impact the freeway segment north of Lambert in the northbound direction because it does not increase the V/C ratio by more than .02.

FIGURE 4-4

Year 2035 Without Project Average Daily Traffic

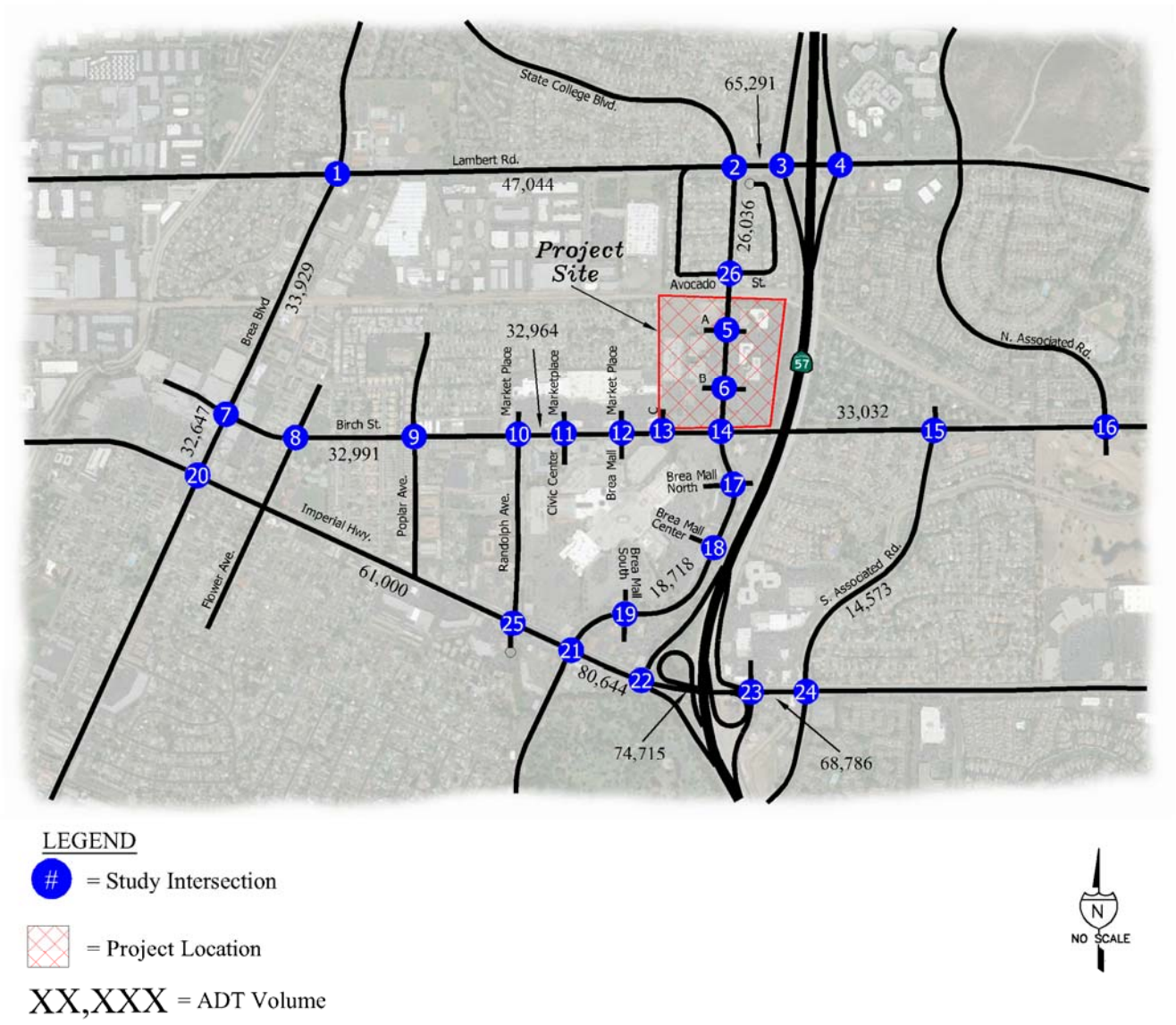
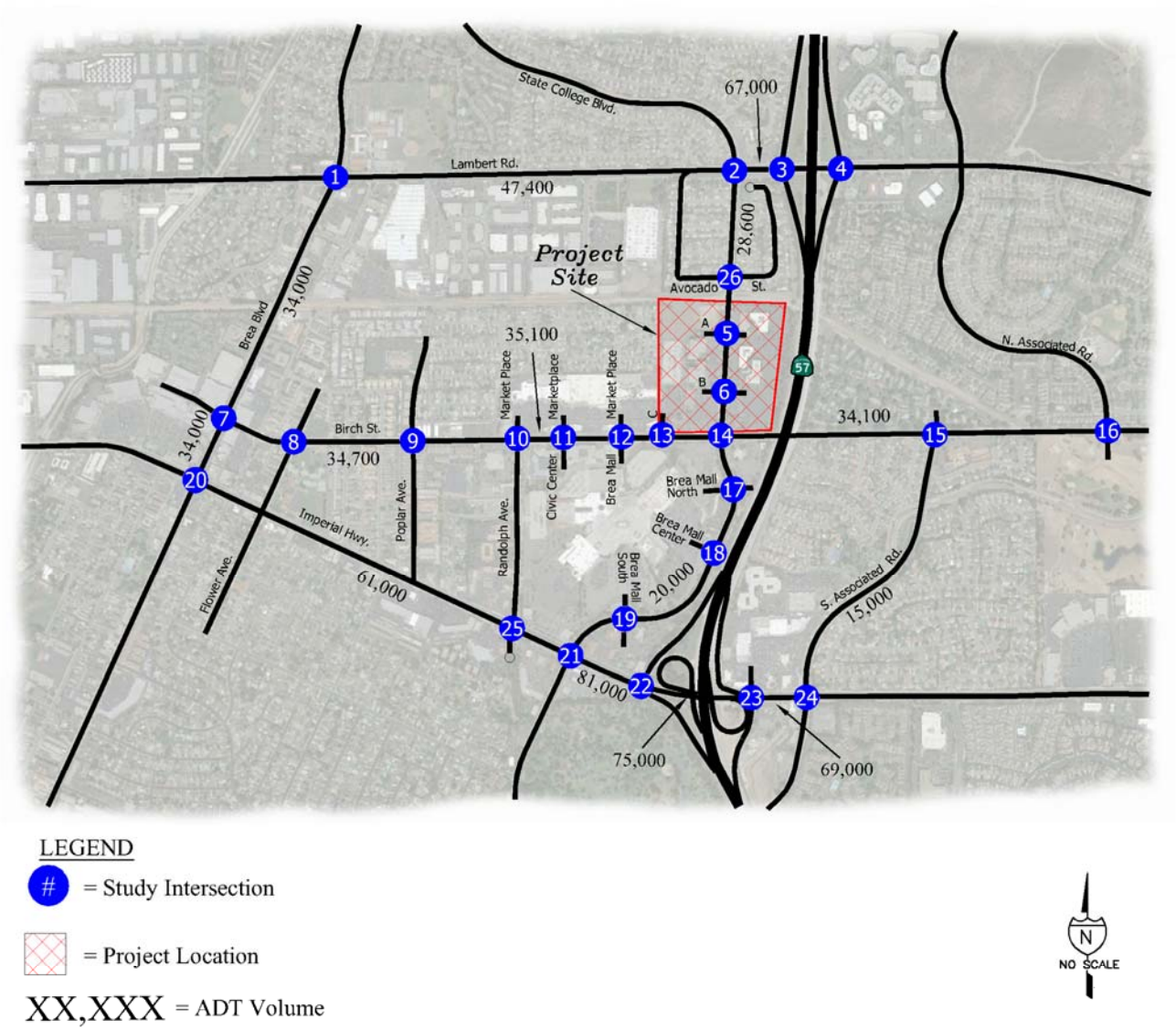


FIGURE 4-5

Year 2035 With Project Average Daily Traffic



LEGEND

(#) = Study Intersection

= Project Location

XX,XXX = ADT Volume

N
NO SCALE

TABLE 4-7

Year 2035 Without & Year 2035 With Project ICU Summary

Number	Intersection	Control	Year 2035 Without Project				Year 2035 With Project						Significant Impact
			AM Peak Hour		PM Peak Hour		AM Peak Hour			PM Peak Hour			
			ICU	LOS	ICU	LOS	ICU	LOS	Δ	ICU	LOS	Δ	
1	Lambert Rd. / Brea Blvd.	Signalized	0.76	C	0.71	C	0.76	C	0.00	0.71	C	0.00	No
2	Lambert Rd. / State College Blvd.	Signalized	0.82	D	0.72	C	0.83	D	0.01	0.76	C	0.03	No
3	Lambert Rd. / SR-57 SB Ramps	Signalized	0.86	D	0.63	B	0.86	D	0.00	0.66	B	0.02	No
4	Lambert Rd. / SR-57 NB Ramps	Signalized	0.78	C	0.61	B	0.78	C	0.00	0.61	B	0.00	No
5	State College Blvd. / Project Driveway A	Signalized	0.64	B	0.67	B	0.73	C	0.09	0.61	B	-0.06	No
6	State College Blvd. / Project Driveway B	Unsignalized*	116.3	F	36.7	E	87.3	F	-29.0	355.7	F	319.00	Yes
7	Birch St. / S. Brea Blvd.	Signalized	0.51	A	0.83	D	0.53	A	0.02	0.85	D	0.02	No
8	Birch St. / Flower Ave.	Signalized	0.47	A	0.61	B	0.48	A	0.01	0.63	B	0.02	No
9	Birch St. / Poplar Ave.	Signalized	0.50	A	0.68	B	0.51	A	0.01	0.70	B	0.02	No
10	Birch St. / Randolph Ave. and Market Place	Signalized	0.51	A	0.94	E	0.52	A	0.00	0.96	E	0.02	No ***
11	Birch St. / Civic Center and Marketplace	Signalized	0.39	A	0.88	D	0.42	A	0.03	0.90	D	0.02	No
12	Birch St. / Brea Mall and Market Place	Signalized	0.41	A	0.86	D	0.44	A	0.04	0.89	D	0.00	No
13	Birch St. / Project Driveway C	Unsignalized*	24.5	C	**	F	42.9	E	18.40	**	F	**	Yes
14	Birch St. / State College Blvd.	Signalized	0.68	B	0.88	D	0.70	C	0.02	0.90	D	0.02	No
15	Birch St. / S. Associated Rd.	Signalized	0.85	D	0.79	C	0.86	D	0.01	0.82	D	0.03	No
16	Birch St. / N. Associated Rd.	Signalized	0.76	C	0.80	C	0.77	C	0.00	0.80	D	0.01	No
17	State College Blvd. / Brea Mall North	Signalized	0.39	A	0.41	A	0.42	A	0.03	0.43	A	0.02	No
18	State College Blvd. / Brea Mall Center	Signalized	0.34	A	0.37	A	0.36	A	0.02	0.38	A	0.02	No
19	State College Blvd. / Brea Mall South	Signalized	0.36	A	0.68	B	0.36	A	0.00	0.68	B	0.00	No
20	Imperial Highway / Brea Blvd.	Signalized	0.95	E	0.90	E	0.96	E	0.02	0.91	E	0.01	No
21	Imperial Highway / State College Blvd.	Signalized	0.83	D	0.91	E	0.85	D	0.02	0.93	E	0.01	No
22	Imperial Highway / SR-57 SB Ramps	Signalized	0.73	C	0.79	C	0.73	C	0.00	0.80	C	0.00	No
23	Imperial Highway / SR-57 NB Ramps	Signalized	0.84	D	0.81	D	0.84	D	0.00	0.81	D	0.01	No
24	Imperial Highway / Associated Rd.	Signalized	0.75	C	0.80	C	0.75	C	0.00	0.80	C	0.00	No
25	Imperial Highway / Randolph Ave.	Signalized	0.56	A	0.75	C	0.57	A	0.00	0.75	C	0.00	No
26	State College Blvd. / Avocado Place / Tracks	Signalized	0.68	B	0.55	A	0.69	B	0.02	0.58	A	0.03	No

Notes:

ICU=Intersection Capacity Utilization

LOS = Level of Service

* = Unsignalized intersections analyzed using delays in seconds using HCM 2000 methodology

** = Delay too high to be measured by Synchro

*** = Calculated value is 0.018 so no significant impact

ICU Range	LOS
0.00-0.60	A
0.61-0.70	B
0.71-0.80	C
0.81-0.90	D
0.91-1.00	E
Above 1.00	F

TABLE 4-8

Year 2035 Without & Year 2035 With Project Caltrans Intersection Summary

#	Caltrans Intersections	Year 2035 Without Project				Year 2035 With Project							
		AM Peak Hour		PM Peak Hour		AM Peak Hour		Δ	S ?	PM Peak Hour		Δ	S ?
		Delay	LOS	Delay	LOS	Delay	LOS			Delay	LOS		
3	Lambert Rd. / SR-57 SB Ramps	31.6	C	25.4	C	31.7	C	0.1	No	27.1	C	1.7	No
4	Lambert Rd. / SR-57 NB Ramps	21.7	C	18.3	B	21.8	C	0.1	No	19.6	B	1.3	No
20	Imperial Highway / Brea Blvd.	91.7	F	73.1	E	92.4	F	0.7	No	74.4	E	1.3	No
21	Imperial Highway / State College Blvd.	37.7	D	77.5	E	40.4	D	2.7	No	78.6	E	1.1	No
22	Imperial Highway / SR-57 SB Ramps	19.3	B	24.4	C	19.3	B	0.0	No	24.5	C	0.1	No
23	Imperial Highway / SR-57 NB Ramps	36.3	D	35.3	D	36.5	D	0.2	No	35.7	D	0.4	No
24	Imperial Highway / Associated Rd.	40.4	D	51.2	D	40.6	D	0.2	No	52.8	D	1.6	No
25	Imperial Highway / Randolph Ave.	19.4	B	64.6	E	19.4	B	0.0	No	66.3	E	1.7	No

Notes:
HCM Methodology used to determine delay at Caltrans Interchange.
LOS = Level of Service
Δ = Change
S = Significant

TABLE 4-9

Year 2035 Without & Year 2035 With Project Freeway Ramp Summary

Location	Ramp Configuration	Capacity*	Year 2035 Without Project				Year 2035 With Project							
			AM Peak Hour		PM Peak Hour		AM Peak Hour				PM Peak Hour			
			Volume	V/C Ratio	Volume	V/C Ratio	Total Volume	V/C Ratio	Project Volume	V/C Ratio	Total Volume	V/C Ratio	Project Volume	V/C Ratio
SR-57 @ Lambert Road NB On	2L-0HOV-2M	1,800	945	0.53	1,272	0.71	999	0.56	54	0.03	1,310	0.73	38	0.02
SR-57 @ Lambert Road NB Off	2L-2L-OFF	3,000	1,515	0.51	1,297	0.43	1,519	0.51	4	0.00	1,309	0.44	12	0.00
SR-57 @ Lambert Road SB On	2L-0HOV-2M	1,800	1,028	0.57	1,216	0.68	1,050	0.58	22	0.01	1,231	0.68	15	0.01
SR-57 @ Lambert Road SB Off	2L-1L-OFF	2,250	1,908	0.85	1,331	0.59	1,934	0.86	26	0.01	1,401	0.62	70	0.03
SR-57 @ Imperial Hwy SB Off	2L-1L-OFF	2,250	1,013	0.45	1,200	0.53	1,013	0.45	0	0.00	1,200	0.53	0	0.00
SR-57 @ Imperial Hwy SB On (EB on Imperial)	1L-0HOV-2M	1,500	723	0.48	997	0.66	741	0.49	18	0.01	1,010	0.67	13	0.01
SR-57 @ Imperial Hwy SB On (WB on Imperial)	1L-0HOV-1M	900	269	0.30	651	0.72	280	0.31	11	0.01	658	0.73	7	0.01
SR-57 @ Imperial Hwy NB Off	2L-1L-OFF	2,250	2,113	0.94	1,799	0.80	2,125	0.94	12	0.01	1,830	0.81	31	0.01
SR-57 @ Imperial Hwy NB On (EB on Imperial)	1L-0HOV-1M	900	552	0.61	504	0.56	552	0.61	0	0.00	504	0.56	0	0.00
SR-57 @ Imperial Hwy NB On (WB on Imperial)	1L-1HOV-1M	1,080	637	0.59	649	0.60	637	0.59	0	0.00	649	0.60	0	0.00

* Vehicles Per Hour (Refer to Freeway Ramp Performance Criteria discussed in Chapter 1.0 of the report)

On Metered Ramp Configuration: nL-mHOV-M
n- number of lanes at ramp entry
m-number of HOV lanes at meter
M - number of mixed flow lanes at the meter

Non-Metered On/Off Ramp Configuration: aL-bL-C
a- number of lanes on ramp
b- number of lanes after taper (ON)
or number of auxiliary/exit lanes (OFF)
C-type of Non-Metered Ramp (OFF/ON)

TABLE 4-10

Year 2035 With Project Freeway Mainline Summary

Segment	Dir.	Lanes	Capacity	AM				PM			
				PHV (pc/hr)	P Only Volume	V/C	LOS	PHV (pc/hr)	P Only Volume	V/C	LOS
North of Lambert Rd.	NB	4 GP + 1 AX	11080	5576	55	0.50	A	9096	38	0.82	D
	SB	4 GP + 1 AX	11080	9555	27	0.86	D	6494	70	0.59	A
Between Lambert Blvd and Imperial Hwy.	NB	4 GP + 1 AX	11080	5794	4	0.52	A	9509	12	0.86	D
	SB	4 GP + 1 AX	11080	10012	22	0.90	E	6750	15	0.61	B
South of Imperial Hwy.	NB	5 GP + 1 AX	13430	5967	12	0.44	A	9800	31	0.73	C
	SB	4 GP + 1 AX	11080	10294	18	0.93	E	6940	13	0.63	B

Legend:

Dir.= Direction
Cap. = Capacity
ADT= Average Daily Traffic
V/C= Volume to Capacity Ratio
LOS= Level of Service
PHV= Peak Hour Volume

Note:

Capacity for LOS "E" is 2,350 vphpl for General Purpose (GP) Lanes. Taken from Transition between LOS"C" and LOS "D" criteria for Basic Freeway Segments @ 65 mi/hr in "Caltrans Guide for the Preparation of Traffic Impact Studies", December 2002

Peak Hour % and Dir. Split taken from Caltrans internet posted Traffic Volumes
AX = Auxilary Lanes - Capacity for LOS "E" assumed 1,680 vphpl.
*Caltrans 2014 Count Data, refer to **Appendix #**. B

4.4 SUMMARY OF IMPACTS & MITIGATION

As previously mentioned in Chapter 1.0 of this report in the Performance Criteria section, the transition between LOS "C" and LOS "D" is the performance standard that has been adopted by the City of Brea for intersection under the city's jurisdiction. HCM methodology was used to determine intersections LOS under Caltrans jurisdiction however both methodologies were applied to those intersections. Freeway ramps were evaluated based on v/c ratio as discussed previously in Section 1 of the report.

Existing With Project

In the Existing With and Without Project summary for intersections and freeway ramps, the performance criteria are met and there are no significant impacts with the exception of the following intersections:

- State College Blvd. / Driveway B in the AM, LOS E (westbound approach failing - WBL)
- State College Blvd. / Driveway B in the PM, LOS F (westbound approach failing - WBL)
- Birch St. / Driveway C in the PM, LOS F (southbound approach failing – SBL)

In order to improve the failing level of service at Driveway B, two restriping alternatives were considered for Driveway B (unsignalized) in order to mitigate the impact. The first alternative included prohibiting the thru movements out of the driveways. This alternative required channelizing the right turn, restriping, and reconstruction of the median. This alternative was only able to mitigate the impact in the AM peak but failed during the PM peak. The second alternative included restriping dual left turns out of the driveway; however, this would not mitigate the PM peak impact. Future conditions were not analyzed since reconfiguration alternatives failed to provide an acceptable LOS in the existing with project condition. Since restriping options would not improve the level of service, a signalization option was explored. Signal Warrants for this location are shown in **Appendix M**. As shown, a signal is warranted and as discussed below, the signal would improve the level of service at this location.

In order to improve the failing level of service at Driveway C, a single alternative was evaluated for Driveway C which included dual left turns out of the driveway in the existing with project PM condition.

This mitigation measure was unable to provide an acceptable LOS. Thus the alternative reconfiguration was not evaluated for future conditions. Worksheets for unsignalized reconfigured alternatives can be found in **Appendix N.** Since restriping options would not improve the level of service, a signalization option was explored. Signal Warrants for this location are shown in **Appendix M**. As shown, a signal is warranted and as discussed below, the signal would improve the level of service at this location.

With the installation of traffic signals, the impacted intersections at the project driveways would have the following Levels of Service:

- State College Blvd. / Driveway B in the AM, LOS A
- State College Blvd. / Driveway B in the PM, LOS A
- Birch St. / Driveway C in the PM, LOS A

Short Range (Year 2018)

In the Year 2018 With and Without Project summary for intersections and freeway ramps, the performance criteria are met and there are no significant impacts with the exception of the following intersections:

- State College Blvd. / Driveway B in the AM, LOS F
- State College Blvd. / Driveway B in the PM, LOS F
- Birch St. / Driveway C in the PM, LOS F

With the installation of traffic signals, the impacted intersections would have the following Levels of Service:

- State College Blvd. / Driveway B in the AM, LOS A
- State College Blvd. / Driveway B in the PM, LOS A
- Birch St. / Driveway C in the PM, LOS B

Long Range (Year 2035)

In the Long Range analysis (Year 2035) With and Without Project summary for intersections and freeway ramps, the performance criteria are met and there are no significant impacts with the exception of the following intersections:

- State College Blvd. / Driveway B in the AM, LOS F
- State College Blvd. / Driveway B in the PM, LOS F
- Birch St. / Driveway C in the PM, LOS F
- State College Blvd. / Birch St. in the PM, LOS F

With the installation of traffic signals, the impacted intersections at the project driveways would have the following Levels of Service:

- State College Blvd. / Driveway B in the AM, LOS A
- State College Blvd. / Driveway B in the PM, LOS A
- Birch St. / Driveway C in the PM, LOS B

The feasibility of signalization for Driveway B and C were evaluated in Synchro by refining network cycles and offsets. Driveway B and C can be coordinated with neighboring intersections with vehicle queues not exceeding the space between these intersections. Time space diagrams can be found in **Appendix N**. Although the feasibility of coordination was examined in this study, it is recommended that before installing the signal a full traffic operations level of analysis be completed and reviewed by the city engineer to confirm feasibility. The signals can also be synchronized and/or transitioned to adaptive traffic control, in order to further enhance coordination and progression in the corridor.

Another option for the configuration of driveway B was considered. More specifically, a right in and right out with no signal and a raised median was evaluated. In the event that a traffic operations level of analysis, as discussed in the preceding paragraph, does not show queues can be managed satisfactory, a right in/out configuration was evaluated to determine if rerouting of traffic from driveway B to A would result in a significant impact. We found that for the year 2035 with project condition, driveway A would

operate at a level of service C in the AM peak and level of service B during the PM peak. Worksheets for this right in/out concept for driveway B may also be found in appendix N.

With the restriping of the westbound right turn lane at State College Blvd. / Birch St. from a shared through/right to a dedicated right and the implementation of right turn overlap phasing for the same movement, the intersection would have the following Level of Service:

- State College Blvd. / Birch St. in the PM, LOS D

All studied mainline freeway segments operate at an acceptable level of service with the exception of the segment north of Lambert Rd. in the northbound direction. However, the project does not significantly impact the freeway segment north of Lambert in the northbound direction because it does not increase the V/C ratio by more than .02. Therefore, no mitigation is required.

Assumed future improvements on Lambert Road are provided in **Appendix L** of this report. These improvements are part of the State Route 57/Lambert Road Interchange Improvement Project prepared by Caltrans and City of Brea.

Signal warrants conducted for State College Blvd. / Driveway B and Birch St. / Driveway C are provided in are provided in **Appendix M.**

5.0 CONSTRUCTION TRAFFIC

This section of the report addresses traffic impacts expected during construction of the proposed Brea Place project. All estimates and assumptions for construction are based on information provided by the construction manager / contractor. Construction of the hotel is estimated to take 14 to 16 months and 18 to 20 months for the apartments. The estimated number of trucks including material deliveries for both projects each day is 15. The estimated number of employees during construction is 100. The truck trips were converted to passenger car equivalents (PCE) assuming 3.0 PCE per truck. The total number of average daily construction trips is estimated to be 290 ADT as shown in the table below. Construction traffic is estimated to be less than 4% of the proposed project traffic and therefore would not be expected to significantly impact the study area.

TABLE 5-1 Total Construction Trips

Purpose	Number	PCE	Equivalent Autos	Trips	ADT
Trucks	15	3.0	*45*	2 /Auto	90
Employees	100	N/A	*100*	2 /Auto	200
Total Construction Trips					**290**

Notes:
Truck traffic includes material deliveries.
ADT = Average Daily Traffic
PCE = Passenger-Car equivalents for trucks assumed to be 3.0 per HCM 2010.

6.0 REFERENCES

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This report is site and time specific and is intended for a one-time use for this intended project under the conditions described as "Proposed Project". Any changes or delay in implementation may require re-analysis and re-consideration by the public agency granting approvals. California land development planning involves subjective political considerations as well as frequently re-interpreted principals of law as well as changes in regulations, policies, guidelines and procedures. Urban Systems and their professionals make no warrant, either express or implied, regarding our findings, recommendations, or professional advice as to the ability to successfully accomplish this land development project.

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APPENDIX F

WASTEWATER – SEWER STUDY

PSOMAS

TECHNICAL MEMORANDUM

To: Hsing Chao

From: Mike Swan

Date: August 12, 2016

Subject: Sewer Study – Birch & State College Mixed-Use Development



Introduction

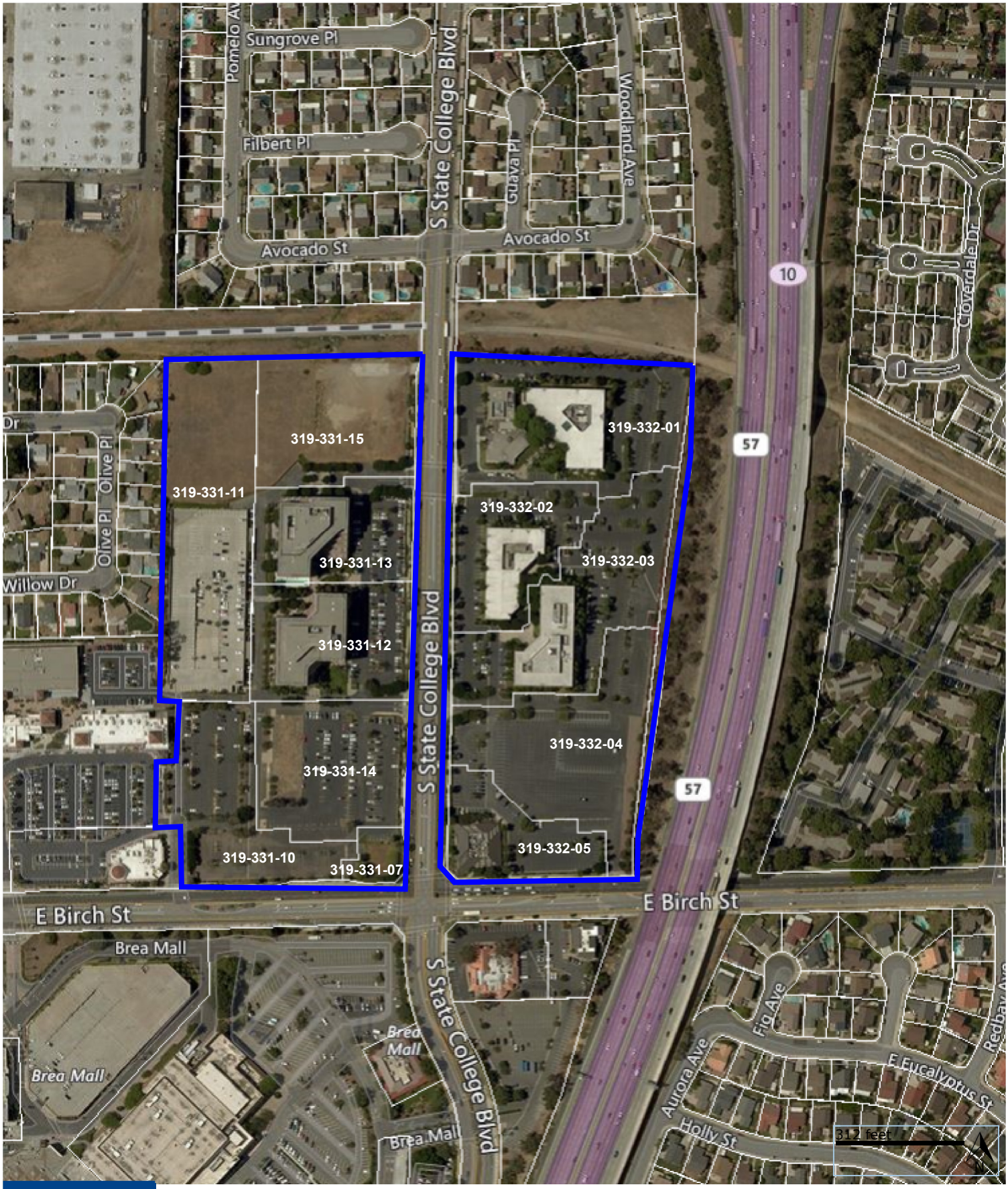
As documented in this Technical Memorandum, a sewer system analysis was conducted to evaluate existing City sewer capacity to convey wastewater flows from the proposed Birch & State College Mixed-Use development project (Proposed Project) located immediately north of the intersection of East Birch Street on either side of South State College Boulevard in the City of Brea. The boundary of the Proposed Project and the assessor parcels involved are shown on Figure 1. The Proposed Project includes up to 790 multi-family dwelling units, 13,940 square-feet of amenity services, 5,000 square-feet of retail services, a 150-room hotel, and the expansion of an existing parking structure. The new development described above as the Proposed Project will be in addition to existing development on the parcels within the boundary shown on Figure 1 that includes over 300,000 square feet of office building space (six office buildings), and the existing Claim Jumper restaurant.

The sewage from the existing and new development is being and will be conveyed to an existing sewer system in South State College Boulevard, which conveys wastewater flows southerly to the Orange County Sanitation District (OCSD) Rolling Hills Sub-trunk sewer in the vicinity of Craig Regional Park. A hydraulic model of the this existing sewer system from the Proposed Project downstream to the OCSD trunk sewer was created using InfoSewer software and the model input/output files provided in the Appendix 4 of the City's 2005 Sewer Master Plan report. Sewer system hydraulic performance criteria provided in the City's 2005 Sewer Master Plan was used to evaluate sewer hydraulic performance and capacity in this study.

Analysis

A site plan of the Proposed Project indicating existing and proposed development is shown on Figure 2. The 10-inch sewer in South State College Boulevard that will collect existing and proposed wastewater flows from the development along with the a portion of the existing and proposed on-site sewer collection system is also shown on Figure 2. Flow inputs from existing and proposed development elements are tabulated in Table 1. The current development plan is for the flows from the proposed Site A residential project and the two existing office buildings west of South State College Boulevard to be routed through existing and proposed site sewers to MH-R-(A)-32 running in the westerly parkway of South State College Boulevard, driveways and parking lot drive ilses. Exhibit 1 at the end of the Technical Memorandum shows the existing 8-inch sewer lateral connection to MH-R-(A)-32 that will receive this flow.

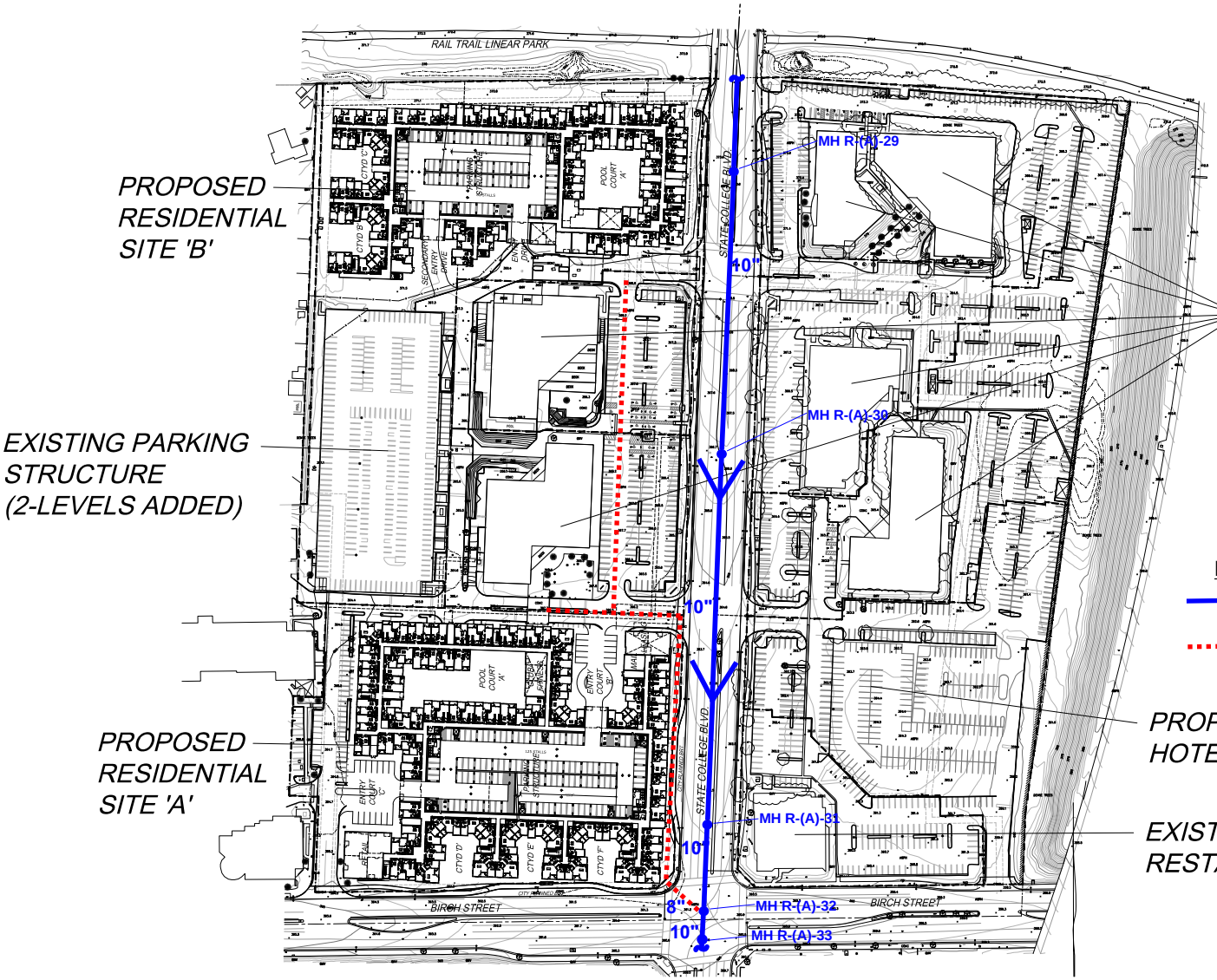
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PSOMAS

FIGURE 1
BIRCH & STATE COLLEGE MIXED-USE DEVELOPMENT
LOCATION AND ASSESSOR PARCEL MAP

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OVERALL SITE PLAN

BIRCH & STATE COLLEGE MIXED-USE DEVELOPMENT — BREA, CA

HINES **FIGURE 2 SITE PLAN**

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15-010 February 24, 2015

SITE PLAN	A2.0

No.	ITEM	DATE
1	1ST CITY SUBMITTAL	x.x.2015

CASE FILE NUMBER: xx-xxx

xx.15 PLANNING SUBMITTAL

Table 1 – Existing and Proposed Manhole Flow Loading (average dry-weather)

MH No.	Development Land Use Element	Units		Unit Flow Factor	Existing Flow (gpd)	Proposed Additional Flow (gpd)	Total Proposed Flow (gpd)
	Proposed Site B Residential	DU	322	210		67,620	67,620
	Proposed Site B Amenity	KSF	6.47	73.5		476	476
	Existing 2 Office Buildings (3.9 acres)	KSF[a]	74.75	73.5	5,494		5,494
R-(A)-29	**Total MH Flow**				**5,494**	**68,096**	**73,590**
	Proposed Hotel	ROOM	150	173.3		25,995	25,995
	Existing 2 Office Buildings (12.7 acres)	KSF[a]	107.21	73.5	7,880		7,880
R-(A)-30	**Total MH Flow**				**7,880**	**25,995**	**33,875**
	Existing Restaurant	KSF	12.00	1575	18,900		18,900
R-(A)-31	**Total MH Flow**				**18,900**		**18,900**
	Existing 2 Office Buildings (7.1 acres)	KSF[a]	136.20	73.5	10,011		10,011
	Proposed Site A Residential	DU	468	210		98,280	98,280
	Proposed Site A Amenity	KSF	7.47	73.5		548	548
	Proposed Site A Retail	KSF	5.00	73.5		368	368
R-(A)-32	**Total MH Flow**				**10,011**	**99,196**	**109,207**
Total Average Dry-Weather Flow (gpd)					**42,285**	**193,287**	**235,572**

a) An average commercial/office floor area ratio (FAR) of 0.44 was utilized to estimate the floor areas of existing buildings consistent with City's 2005 Sewer Master Plan criteria

The unit flow factors shown in Table 1 are consistent with the factors used in the City's 2005 Sewer Master Plan. A unit flow factor of 210 gallons per day per dwelling unit (gpd/DU) was used to estimate residential wastewater flows for proposed Sites A and B. However, it should be noted that this is a very conservative assumption as the 210 gpd/DU factor is listed for medium-high density residential (17 to 25 DU/Acre) in the 2005 Sewer Master Plan, and the residential in proposed Sites A and B will be very high density at 81.0 DU/acre for Site A and 71.5 DU/acre for Site B. The 2005 Sewer Master Plan did not provide a unit flow factor for very high-density

residential, but it should be lower than medium-high density residential at approximately 150 gpd/DU or less.

An average commercial/office floor area ratio (FAR) of 0.44 was utilized to estimate the floor areas of existing buildings, with the exception of the existing restaurant where the building footprint was scaled from plans as the FAR of 0.44 was much higher than actual. The OCSD peaking formula was utilized to estimate peak dry-weather flows as shown in the formula below:

$$Q_{\text{peak dry weather}}\ (\text{cfs}) = 1.84 \times Q_{\text{adw}}\ (\text{cfs})^{0.92}$$

Peak wet-weather flow is estimated at 1.25 times the peak dry-weather flow. All aforementioned criteria is consistent with criteria used in the City's 2005 Sewer Master Plan.

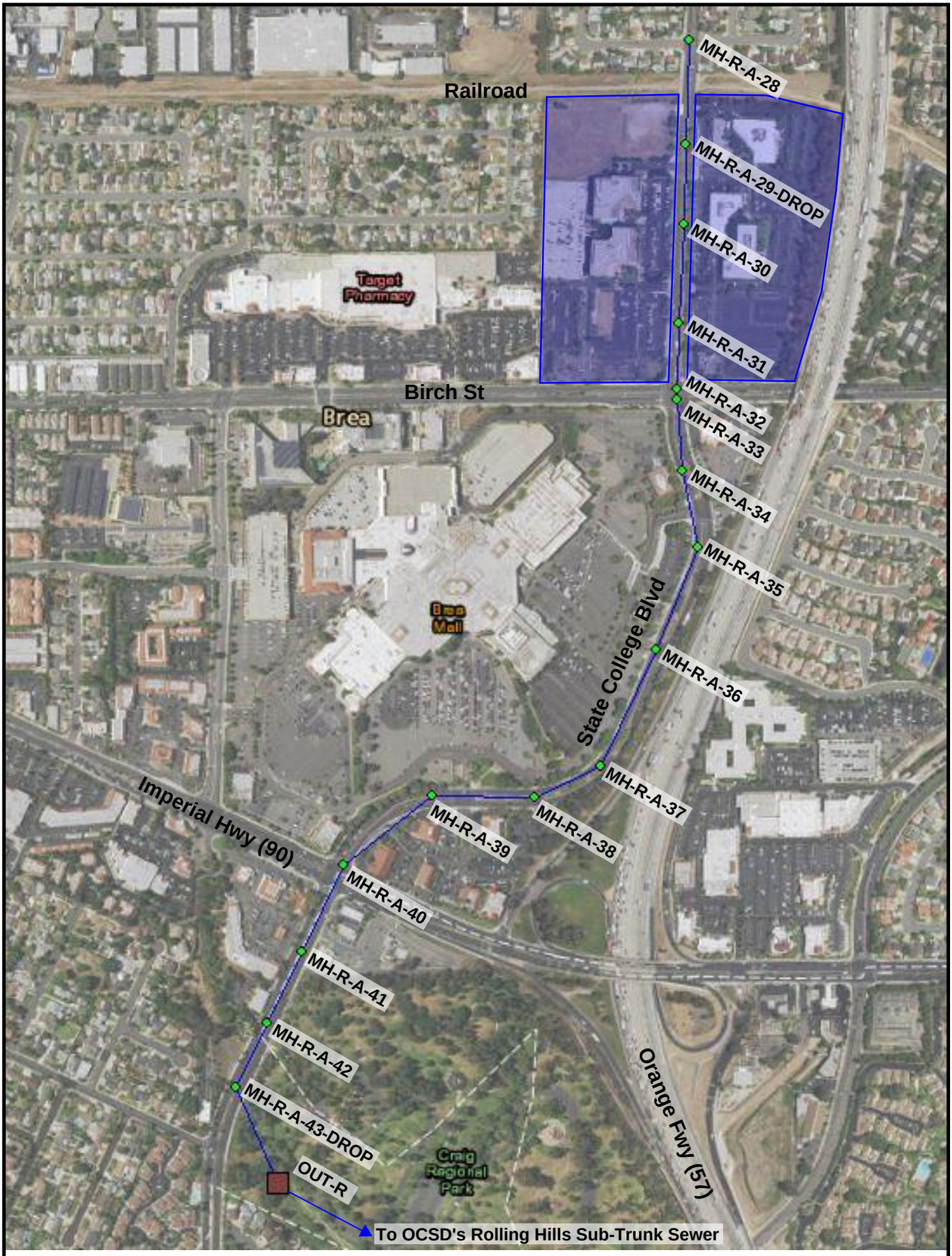
The flow from the Proposed Project site as planned for in the City's 2005 Sewer Master Plan and hydraulic model was derived from subtracting the average dry-weather flow in the pipe just upstream of the Proposed Project from the flow just downstream of the Proposed Project (327,500 – 226,400 = 101,100 gpd).

The existing and future proposed (existing plus proposed) average dry-weather flows for the development are estimated at 42,285 gallons per day and 235,572 gpd, respectively for an increase of 193,287 gpd (i.e. the new development making up the Proposed Project has an estimated average dry-weather flow of 193,287 gpd). The existing plus Proposed Project average dry-weather flow from the site as shown in Table 1 and described above is 235,572 gpd or more than double the average dry-weather flow estimated for the site in the ultimate condition from the City's 2005 Sewer Master Plan (235,572 vs. 101,100 gpd). Excerpted pages from Appendix 4 of the Sewer Master Plan are included at the end of this Tech Memo for ease of reference with the State College pipeline reaches through and downstream of the Proposed Project highlighted.

Therefore, the Proposed Project, including existing flow will increase flow included in the City's ultimate condition hydraulic model by a total average dry-weather flow of 134,472 gpd (235,572 - 101,100). Peak dry- and wet-weather flow will also be increased in the sewer reaches downstream of the Proposed Project.

A hydraulic model of the State College trunk sewer was created using InfoSewer software and the model input/output files provided in Appendix 4 of the City's 2005 Sewer Master Plan report. The State College trunk sewer increases in diameter from 10 inches at the Proposed Project site to 12 inches further south, and then to 18 inches just prior to discharging to the OCSD Rolling Hills Sub-trunk sewer. A map (node diagram) of the sewer model is shown in Figure 3, using the same manhole numbers from the City's 2005 Sewer Master Plan.

A sewer segment was deemed to have sufficient hydraulic capacity if the depth of wastewater over the diameter of the sewer pipe (d/D ratio) did not exceed 0.75 during peak wet-weather flow, which is the criteria from the City's 2005 Sewer Master Plan. As shown in Table 1, all sewer segments have sufficient hydraulic capacity to carry the estimated peak wet-weather flows at a d/D of 0.75 or less.



PSOMAS

FIGURE 3
SEWER MODEL MAP

Table 2 - Hydraulic Analysis Results

Pipe ID	Upstream MH	Downstream MH	Diameter (in)	Length (ft)	Slope	Average Flow (mgd)	PWWF Flow (mgd)	d/D
P-R-A-28	MH-R-A-28	MH-R-A-29-DROP	10	473	0.004	0.226	0.57	0.58
P-R-A-29	MH-R-A-29-DROP	MH-R-A-30	10	374	0.004	0.300	0.73	0.66
P-R-A-30	MH-R-A-30	MH-R-A-31	10	424	0.004	0.334	0.81	0.72
P-R-A-31	MH-R-A-31	MH-R-A-32	10	321	0.004	0.352	0.85	0.74
P-R-A-32	MH-R-A-32	MH-R-A-33	10	68	0.021	0.461	1.09	0.52
P-R-A-33	MH-R-A-33	MH-R-A-34	10	281	0.018	0.484	1.14	0.55
P-R-A-34	MH-R-A-34	MH-R-A-35	10	434	0.022	0.484	1.14	0.53
P-R-A-35	MH-R-A-35	MH-R-A-36	10	480	0.013	0.484	1.14	0.62
P-R-A-36	MH-R-A-36	MH-R-A-37	12	433	0.004	0.529	1.24	0.74
P-R-A-37	MH-R-A-37	MH-R-A-38	12	422	0.004	0.529	1.24	0.70
P-R-A-38	MH-R-A-38	MH-R-A-39	12	362	0.004	0.529	1.24	0.74
P-R-A-39	MH-R-A-39	MH-R-A-40	12	574	0.005	0.529	1.24	0.64
P-R-A-40	MH-R-A-40	MH-R-A-41	12	358	0.004	0.584	1.35	0.74
P-R-A-41	MH-R-A-41	MH-R-A-42	12	359	0.024	0.584	1.35	0.43
P-R-A-42	MH-R-A-42	MH-R-A-43-DROP	12	370	0.018	0.584	1.35	0.46
P-R-A-43	MH-R-A-43-DROP	OUT-R(1)	18	935	0.006	1.403	3.03	0.54

(1) Discharges to OCSD's Rolling Hills Sub-Trunk Sewer

Conclusions

The existing and future proposed average dry-weather flows for the proposed Birch & State College Mixed-Use development project (Proposed Project) are estimated in this study to be more than double the average dry-weather flow estimated for the site in the ultimate condition from the City's 2005 Sewer Master Plan (235,572 vs. 101,100 gpd). Therefore, average dry-weather flow for the existing sewer system in South State College Boulevard, which conveys wastewater flows (including Proposed Project flows) southerly to the OCSD Rolling Hills Sub-trunk sewer in the vicinity of Craig Regional Park, is estimated to be 134,472 gpd greater than that flow used to assess ultimate sewer hydraulic capacity for this system in the 2005 Sewer Master Plan. Peak dry-weather and peak-wet weather flows are therefore also estimated to be proportionally higher.

However, based on the same criteria and model set-up from the 2005 Sewer Master Plan, as well as the current development plan to route the proposed Site A residential project and the two existing office buildings west of South State College Boulevard to downstream manhole MH-R-(A)-32, it was determined through hydraulic modelling that all sewer segments in the on-site and downstream State College trunk sewer meet the hydraulic criteria to carry peak-wet weather flows (including peak wet-weather flows from the Proposed Project) at a d/D ratio of less than 0.75. Therefore, the existing sewer system has sufficient capacity to carry all flows from the Proposed Project without the need for sewer upgrades. However, it should be noted that four reaches of this system are estimated to flow at a d/D ratio of 0.74, approaching the maximum allowable. But it should also be noted that some criteria in the Sewer Master Plan, primarily the flow factor for high density residential, is felt to be overstated at 210 gpd/DU as this would equate to a per capita flow of 60 gpd/capita and 3.5 persons/DU when in fact the average occupancy rate for the proposed residential product should be well under 2.5 persons/DU and with new building code fixture standards 60 gpd/capita seems also conservative so the actual factor for the proposed residential products should not exceed 150 gpd/DU. Additionally, the peaking for the Proposed Project should be different due to the inherent mixed-use with the residential peaking at different times than the offices and the restaurant and hotel uses.

EXIST. ℄ PROFILE

120+30.80 E MANHOLE
368.42 RIM

129+56 E MANHOLE
360.80 RIM

127+84.23 E MANHOLE
363.99 RIM

348.47 FL OUTLET

348.57 FL INLET

349.93 FL INLET

349.80 FL OUTLET

351.04 FL OUTLET

352.59 FL

CONST. 67.61 LF 10" VCP

CONST. 321.40 LF 10" VCP

CONST. 424.23 LF 10" VCP

CONST. 370.27 LF 10" VCP

PROFILE SCALES
HORIZ : 1" = 40'
VERT : 1" = 4'

SITE A AND EXISTING OFFICE BLDGS ON WEST SIDE OF STATE COLLEGE LOADED TO THIS LATERAL AND MH

MH-R-A-32

MH-R-A-33

MH-R-A-31

MH-R-A-30

MH-R-A-29

BIRCH STREET

STATE COLLEGE BLVD.

SEE SHEET 7 MATCH LINE STA 120+00.00

MATCH LINE STA. 130+00.00 SEE SHEET 9

SCALE: 1"=40'

CONSTRUCTION NOTES

1. ABANDON EXIST. SEWER MANHOLE PER DETAIL 1 ON SHEET 2
2. ABANDON EXIST. SEWER PIPE-FILL WITH LEAN GROUT MIX
3. CONST. 48" SEWER MANHOLE PER CITY STD. 402 AND 407
4. CONST. 10" V.C.P. SEWER PER CITY STD. 401 AND 308
6. RECONNECT EXIST. SEWER LATERAL PER DETAIL 6 ON SHEET 2
8. CONST. TRENCH EXCAVATION, BACKFILL AND PAVEMENT REPLACEMENT PER TYPICAL SECTION ON SHEET 2
10. INSTALL TRAFFIC SIGNAL LOOP DETECTOR PER SPECIFICATIONS -SEE SHEET 12

EXHIBIT 1

1077-08

CITY OF BREA
DEPARTMENT OF DEVELOPMENT SERVICES

STATE COLLEGE TRUNK SEWER

FROM STA. 120+00.00 TO STA. 130+00.00
AGENCY PROJECT NO. 513-7607

REVISIONS			
No.	DATE	DESCRIPTION	APP'D
1	10-15-90	FINAL REVISIONS	SWP

DRAWN	MHK	DATE ISSUED	10-15-90
DESIGNED	MHK	SCALE	HORIZ: 1" = 40' VERT: 1" = 4'
CHECKED	JEB	SHEET	8 OF 16

12467

Central Brea (Brea, Laurel, Rolling Hills) Ultimate Conditions																			
U/S Manhole ID	U/S Invert Elev (ft)	D/S Manhole ID	D/S Invert Elev (ft)	Pipe ID	Pipe Size (in)	Length (ft)	Slope (ft/ft)	Material	n	Normal Depth (ft)	Ave Flow (mgd)	PDWF (mgd)	I/I (mgd)	PWWF (mgd)	Ave Vel (ft/s)	Full Capacity (mgd)	Excess Full Capacity (mgd)	Design Capacity (mgd)	Excess Design Capacity (mgd)	d/D
MH-R-(A)-19	405.93	MH-R-(A)-20-SPLIT	400.00	P-R-(A)-19	8	121	0.0490	VCP	0.013	0.17	0.1140	0.2409	0.0602	0.3011	6.64	1.7289	1.4278	1.5766	1.2755	0.28
MH-R-(A)-20-SPLIT	400.00	MH-R-(A)-21	399.94	P-R-(A)-20	8	33	0.0018	VCP	0.013	0.42	0.1140	0.2409	0.0602	0.3011	2.01	0.3330	0.0319	0.3037	0.0026	0.74
MH-R-(A)-21	399.94	MH-R-(A)-22	399.87	P-R-(A)-21	8	64	0.0011	VCP	0.013	0.53	0.1199	0.2524	0.0631	0.3155	1.64	0.2583	-0.0572	0.2355	-0.0800	1.00
MH-R-(A)-21-01	405.97	MH-R-(A)-21	399.94	P-R-(A)-21-01	8	194	0.0311	VCP	0.013	0.05	0.0059	0.0159	0.0040	0.0199	2.59	1.3769	1.3570	1.2555	1.2356	0.08
MH-R-(A)-21-02	407.51	MH-R-(A)-21-01	405.97	P-R-(A)-21-02	8	168	0.0092	VCP	0.013	0.07	0.0059	0.0159	0.0040	0.0199	1.58	0.7477	0.7278	0.6818	0.6619	0.11
MH-R-(A)-21-03	419.35	MH-R-(A)-21-02	407.51	P-R-(A)-21-03	8	175	0.0677	VCP	0.013	0.04	0.0059	0.0159	0.0040	0.0199	3.60	2.0314	2.0115	1.8524	1.8325	0.06
MH-R-(A)-21-04	419.90	MH-R-(A)-21-03	419.35	P-R-(A)-21-04	8	169	0.0033	VCP	0.013	0.09	0.0059	0.0159	0.0040	0.0199	1.09	0.4455	0.4256	0.4063	0.3864	0.14
MH-R-(A)-21-05	430.32	MH-R-(A)-21-04	419.90	P-R-(A)-21-05	8	166	0.0628	VCP	0.013	0.04	0.0043	0.0119	0.0030	0.0149	2.69	1.9567	1.9418	1.7842	1.7693	0.06
MH-R-(A)-21-06	459.32	MH-R-(A)-21-05	430.32	P-R-(A)-21-06	8	302	0.0960	VCP	0.013	0.02	0.0014	0.0041	0.0010	0.0051	2.60	2.4201	2.4150	2.2068	2.2017	0.03
MH-R-(A)-21-07-SPLIT	471.94	MH-R-(A)-21-06	459.32	P-R-(A)-21-07	8	232	0.0544	VCP	0.013	0.02	0.0006	0.0018	0.0005	0.0023	1.14	1.8215	1.8193	1.6610	1.6588	0.02
MH-R-(A)-21-08	434.67	MH-R-(A)-21-05	430.32	P-R-(A)-21-08	8	156	0.0279	VCP	0.013	0.01	0.0003	0.0009	0.0002	0.0011	1.61	1.3041	1.3030	1.1892	1.1881	0.02
MH-R-(A)-21-09	421.32	MH-R-(A)-21-04	419.90	P-R-(A)-21-09	8	82	0.0173	VCP	0.013	0.02	0.0006	0.0018	0.0005	0.0023	1.14	1.0277	1.0255	0.9372	0.9350	0.03
MH-R-(A)-22	399.87	MH-R-(A)-23	399.83	P-R-(A)-22	8	37	0.0011	VCP	0.013	0.54	0.1199	0.2524	0.0631	0.3155	1.61	0.2568	-0.0587	0.2342	-0.0813	1.00
MH-R-(A)-23	399.83	MH-R-(A)-24	399.20	P-R-(A)-23	8	8	0.0788	VCP	0.013	0.15	0.1199	0.2524	0.0631	0.3155	8.30	2.1916	1.8761	1.9985	1.6830	0.25
MH-R-(A)-24	399.20	MH-R-(A)-25	389.50	P-R-(A)-24	8	168	0.0577	VCP	0.013	0.21	0.1929	0.3909	0.0977	0.4886	8.02	1.8766	1.3880	1.7112	1.2226	0.34
MH-R-(A)-24-01	414.70	MH-R-(A)-24	399.20	P-R-(A)-24-01	8	597	0.0260	VCP	0.013	0.16	0.0730	0.1599	0.0400	0.1999	4.80	1.2584	1.0585	1.1475	0.9476	0.26
MH-R-(A)-24-02	420.59	MH-R-(A)-24-01	414.70	P-R-(A)-24-02	8	598	0.0098	VCP	0.013	0.21	0.0730	0.1599	0.0400	0.1999	3.28	0.7751	0.5752	0.7068	0.5069	0.34
MH-R-(A)-24-03	423.37	MH-R-(A)-24-02	420.59	P-R-(A)-24-03	8	121	0.0230	VCP	0.013	0.17	0.0730	0.1599	0.0400	0.1999	4.41	1.1838	0.9839	1.0795	0.8796	0.27
MH-R-(A)-24-04	435.66	MH-R-(A)-24-03	423.37	P-R-(A)-24-04	8	106	0.1159	VCP	0.013	0.11	0.0692	0.1523	0.0381	0.1904	7.82	2.6593	2.4689	2.4249	2.2345	0.18
MH-R-(A)-24-05	439.39	MH-R-(A)-24-04	435.66	P-R-(A)-24-05	8	293	0.0127	VCP	0.013	0.18	0.0617	0.1370	0.0343	0.1713	3.48	0.8812	0.7100	0.8035	0.6323	0.29
MH-R-(A)-24-06	460.26	MH-R-(A)-24-05	439.39	P-R-(A)-24-06	8	300	0.0696	VCP	0.013	0.11	0.0580	0.1294	0.0324	0.1618	6.64	2.0599	1.8982	1.8783	1.7166	0.18
MH-R-(A)-24-07	472.61	MH-R-(A)-24-06	460.26	P-R-(A)-24-07	8	251	0.0492	VCP	0.013	0.12	0.0542	0.1216	0.0304	0.1520	5.50	1.7323	1.5803	1.5797	1.4277	0.20
MH-R-(A)-24-08	487.55	MH-R-(A)-24-07	472.61	P-R-(A)-24-08	8	313	0.0477	VCP	0.013	0.12	0.0504	0.1138	0.0285	0.1423	5.15	1.7062	1.5640	1.5559	1.4137	0.19
MH-R-(A)-24-09	489.76	MH-R-(A)-24-08	487.55	P-R-(A)-24-09	8	170	0.0130	VCP	0.013	0.16	0.0467	0.1060	0.0265	0.1325	3.18	0.8904	0.7579	0.8120	0.6795	0.26
MH-R-(A)-24-10	492.86	MH-R-(A)-24-09	489.76	P-R-(A)-24-10	8	220	0.0141	VCP	0.013	0.15	0.0430	0.0982	0.0246	0.1228	3.23	0.9271	0.8044	0.8454	0.7227	0.24
MH-R-(A)-24-11	493.41	MH-R-(A)-24-10	492.86	P-R-(A)-24-11	8	42	0.0131	PVC	0.01	0.13	0.0392	0.0902	0.0226	0.1128	3.64	1.1618	1.0491	1.0594	0.9467	0.21
MH-R-(A)-24-12	547.32	MH-R-(A)-24-11	493.41	P-R-(A)-24-12	8	206	0.2617	PVC	0.01	0.06	0.0354	0.0822	0.0206	0.1028	10.22	5.1938	5.0911	4.7361	4.6334	0.09
MH-R-(A)-24-13	548.12	MH-R-(A)-24-12	547.32	P-R-(A)-24-13	8	179	0.0045	PVC	0.01	0.16	0.0354	0.0822	0.0206	0.1028	2.47	0.6787	0.5760	0.6189	0.5162	0.26
MH-R-(A)-24-14	561.04	MH-R-(A)-24-13	548.12	P-R-(A)-24-14	8	70	0.1846	PVC	0.01	0.06	0.0354	0.0822	0.0206	0.1028	10.22	4.3618	4.2591	3.9774	3.8747	0.10
MH-R-(A)-24-15	563.25	MH-R-(A)-24-14	561.04	P-R-(A)-24-15	8	507	0.0044	PVC	0.01	0.16	0.0354	0.0822	0.0206	0.1028	2.47	0.6703	0.5676	0.6112	0.5085	0.26
MH-R-(A)-24-16	592.39	MH-R-(A)-24-15	563.25	P-R-(A)-24-16	8	106	0.2749	PVC	0.01	0.06	0.0354	0.0822	0.0206	0.1028	10.22	5.3232	5.2205	4.8541	4.7514	0.09
MH-R-(A)-24-17	594.02	MH-R-(A)-24-16	592.39	P-R-(A)-24-17	8	332	0.0049	PVC	0.01	0.15	0.0354	0.0822	0.0206	0.1028	2.70	0.7114	0.6087	0.6487	0.5460	0.25
MH-R-(A)-24-18	607.24	MH-R-(A)-24-17	594.02	P-R-(A)-24-18	8	52	0.2542	PVC	0.01	0.06	0.0354	0.0822	0.0206	0.1028	10.22	5.1191	5.0164	4.6680	4.5653	0.09
MH-R-(A)-24-19	624.25	MH-R-(A)-24-18	607.24	P-R-(A)-24-19	8	367	0.0463	PVC	0.01	0.09	0.0354	0.0822	0.0206	0.1028	5.64	2.1857	2.0830	1.9931	1.8904	0.14
MH-R-(A)-24-20	629.32	MH-R-(A)-24-19	624.25	P-R-(A)-24-20	8	271	0.0187	PVC	0.01	0.11	0.0354	0.0822	0.0206	0.1028	4.22	1.3887	1.2860	1.2663	1.1636	0.18
MH-R-(A)-24-21	630.63	MH-R-(A)-24-20	629.32	P-R-(A)-24-21	8	115	0.0114	PVC	0.01	0.12	0.0354	0.0822	0.0206	0.1028	3.72	1.0836	0.9809	0.9881	0.8854	0.20
MH-R-(A)-24-22	634.84	MH-R-(A)-24-21	630.63	P-R-(A)-24-22	6	471	0.0089	PVC	0.01	0.15	0.0354	0.0822	0.0206	0.1028	3.21	0.4457	0.3430	0.4064	0.3037	0.33
MH-R-(A)-24-23	550.70	MH-R-(A)-24-12	547.32	P-R-(A)-24-23	8	75	0.0451	PVC	0.01	0.00	0.0000	0.0000	0.0000	0.0000	-	2.1553	2.1553	1.9654	1.9654	0.00
MH-R-(A)-24-24	440.80	MH-R-(A)-24-04	435.66	P-R-(A)-24-24	8	264	0.0195	VCP	0.013	0.05	0.0038	0.0105	0.0026	0.0131	1.71	1.0897	1.0766	0.9937	0.9806	0.07
MH-R-(A)-25	389.50	MH-R-(A)-26	387.01	P-R-(A)-25	8	247	0.0101	VCP	0.013	0.33	0.1929	0.3909	0.0977	0.4886	4.39	0.7841	0.2955	0.7150	0.2264	0.57
MH-R-(A)-26	387.01	MH-R-(A)-27	386.49	P-R-(A)-26	8	7	0.0743	VCP	0.013	0.19	0.1929	0.3909	0.0977	0.4886	9.22	2.1286	1.6400	1.9410	1.4524	0.33
MH-R-(A)-27	386.49	MH-R-(A)-28	360.60	P-R-(A)-27	8	625	0.0414	VCP	0.013	0.23	0.1929	0.3909	0.0977	0.4886	7.08	1.5895	1.1009	1.4494	0.9608	0.38
MH-R-(A)-28	360.60	MH-R-(A)-29-DROP	358.71	P-R-(A)-28	10	473	0.0040	VCP	0.013	0.42	0.2264	0.4530	0.1133	0.5663	3.18	0.8951	0.3289	0.8162	0.2500	0.57
MH-R-(A)-28-01	362.67	MH-R-(A)-28	360.60	P-R-(A)-28-01	8	8	0.2588	VCP	0.013	0.05	0.0146	0.0363	0.0091	0.0454	5.90	3.9726	3.9272	3.6225	3.5771	0.07
MH-R-(A)-28-02	367.27	MH-R-(A)-28-01	362.67	P-R-(A)-28-02	8	177	0.0260	VCP	0.013	0.08	0.0140	0.0351	0.0088	0.0439	2.86	1.2590	1.2151	1.1481	1.1042	0.12
MH-R-(A)-28-03	369.50	MH-R-(A)-28-02	367.27	P-R-(A)-28-03	8	293	0.0076	VCP	0.013	0.09	0.0092	0.0237	0.0059	0.0296	1.63	0.6813	0.6517	0.6213	0.5917	0.14
MH-R-(A)-28-04	381.16	MH-R-(A)-28-03	369.50	P-R-(A)-28-04	8	325	0.0359	VCP	0.013	0.05	0.0065	0.0172	0.0043	0.0215	2.80	1.4793	1.4578	1.3489	1.3274	0.08
MH-R-(A)-28-05	387.91	MH-R-(A)-28-04	381.16	P-R-(A)-28-05	8	296	0.0228	VCP	0.013	0.05	0.0043	0.0119	0.0030	0.0149	1.94	1.1794	1.1645	1.0754	1.0605	0.07

PAGES FROM APPENDIX 4 OF 2005 SEWER MASTER PLAN

Central Brea (Brea, Laurel, Rolling Hills)
Ultimate Conditions

U/S Manhole ID	U/S Invert Elev (ft)	D/S Manhole ID	D/S Invert Elev (ft)	Pipe ID	Pipe Size (in)	Length (ft)	Slope (ft/ft)	Material	n	Normal Depth (ft)	Ave Flow (mgd)	PDWF (mgd)	I/I (mgd)	PWWF (mgd)	Ave Vel (ft/s)	Full Capacity (mgd)	Excess Full Capacity (mgd)	Design Capacity (mgd)	Excess Design Capacity (mgd)	d/D
MH-R-(A)-28-06	397.51	MH-R-(A)-28-05	387.91	P-R-(A)-28-06	8	261	0.0368	VCP	0.013	0.02	0.0006	0.0018	0.0005	0.0023	1.14	1.4978	1.4956	1.3658	1.3636	0.02
MH-R-(A)-28-07	398.22	MH-R-(A)-28-06	397.51	P-R-(A)-28-07	8	154	0.0046	VCP	0.013	0.02	0.0003	0.0009	0.0002	0.0011	0.57	0.5303	0.5292	0.4836	0.4825	0.03
MH-R-(A)-28-08	388.98	MH-R-(A)-28-05	387.91	P-R-(A)-28-08	8	303	0.0035	VCP	0.013	0.04	0.0011	0.0033	0.0008	0.0041	0.75	0.4641	0.4600	0.4232	0.4191	0.06
MH-R-(A)-28-09	380.45	MH-R-(A)-28-02	367.27	P-R-(A)-28-09	8	327	0.0403	VCP	0.013	0.02	0.0011	0.0033	0.0008	0.0041	2.09	1.5679	1.5638	1.4297	1.4256	0.03
MH-R-(A)-28-10	363.65	MH-R-(A)-28	360.60	P-R-(A)-28-10	8	280	0.0109	VCP	0.013	0.10	0.0170	0.0419	0.0105	0.0524	2.47	0.8151	0.7627	0.7433	0.6909	0.17
MH-R-(A)-28-11	364.72	MH-R-(A)-28-10	363.65	P-R-(A)-28-11	8	225	0.0048	VCP	0.013	0.12	0.0157	0.0388	0.0097	0.0485	1.76	0.5386	0.4901	0.4911	0.4426	0.20
MH-R-(A)-28-12	366.05	MH-R-(A)-28-11	364.72	P-R-(A)-28-12	8	257	0.0052	VCP	0.013	0.11	0.0140	0.0351	0.0088	0.0439	1.80	0.5618	0.5179	0.5123	0.4684	0.18
MH-R-(A)-28-13	375.56	MH-R-(A)-28-12	366.05	P-R-(A)-28-13	8	256	0.0371	VCP	0.013	0.06	0.0095	0.0244	0.0061	0.0305	3.03	1.5052	1.4747	1.3726	1.3421	0.09
MH-R-(A)-28-14	387.72	MH-R-(A)-28-13	375.56	P-R-(A)-28-14	8	253	0.0481	VCP	0.013	0.04	0.0046	0.0125	0.0031	0.0156	2.83	1.7122	1.6966	1.5613	1.5457	0.06
MH-R-(A)-28-15	396.68	MH-R-(A)-28-14	387.72	P-R-(A)-28-15	8	153	0.0586	VCP	0.013	0.01	0.0003	0.0009	0.0002	0.0011	1.61	1.8899	1.8888	1.7234	1.7223	0.01
MH-R-(A)-28-16	389.25	MH-R-(A)-28-14	387.72	P-R-(A)-28-16	8	200	0.0077	VCP	0.013	0.04	0.0019	0.0055	0.0014	0.0069	1.24	0.6831	0.6762	0.6229	0.6160	0.07
MH-R-(A)-28-17	389.97	MH-R-(A)-28-16	389.25	P-R-(A)-28-17	8	228	0.0032	VCP	0.013	0.03	0.0006	0.0018	0.0005	0.0023	0.62	0.4389	0.4367	0.4002	0.3980	0.05
MH-R-(A)-28-18	378.12	MH-R-(A)-28-13	375.56	P-R-(A)-28-18	8	200	0.0128	VCP	0.013	0.04	0.0019	0.0055	0.0014	0.0069	1.24	0.8836	0.8767	0.8057	0.7988	0.06
MH-R-(A)-28-19	378.82	MH-R-(A)-28-18	378.12	P-R-(A)-28-19	8	222	0.0032	VCP	0.013	0.03	0.0006	0.0018	0.0005	0.0023	0.62	0.4385	0.4363	0.3999	0.3977	0.05
MH-R-(A)-28-20	367.02	MH-R-(A)-28-12	366.05	P-R-(A)-28-20	8	200	0.0049	VCP	0.013	0.05	0.0019	0.0055	0.0014	0.0069	0.89	0.5439	0.5370	0.4960	0.4891	0.07
MH-R-(A)-28-21	367.71	MH-R-(A)-28-20	367.02	P-R-(A)-28-21	8	215	0.0032	VCP	0.013	0.03	0.0006	0.0018	0.0005	0.0023	0.62	0.4424	0.4402	0.4034	0.4012	0.05
MH-R-(A)-29-DROP	353.41	MH-R-(A)-30	351.76	P-R-(A)-29	10	374	0.0044	VCP	0.013	0.42	0.2348	0.4684	0.1171	0.5855	3.29	0.9405	0.3550	0.8576	0.2721	0.57
MH-R-(A)-30	351.76	MH-R-(A)-31	349.96	P-R-(A)-30	10	424	0.0042	VCP	0.013	0.43	0.2431	0.4837	0.1209	0.6046	3.30	0.9226	0.3180	0.8413	0.2367	0.59
MH-R-(A)-31	349.96	MH-R-(A)-32	348.57	P-R-(A)-31	10	321	0.0043	VCP	0.013	0.45	0.2682	0.5294	0.1324	0.6618	3.41	0.9318	0.2701	0.8497	0.1880	0.62
MH-R-(A)-32	348.57	MH-R-(A)-33	347.15	P-R-(A)-32	10	68	0.0209	VCP	0.013	0.32	0.3275	0.6363	0.1591	0.7954	6.38	2.0462	1.2508	1.8659	1.0705	0.43
MH-R-(A)-32-01	348.82	MH-R-(A)-33	347.15	P-R-(A)-33-01	8	120	0.0139	VCP	0.013	0.10	0.0196	0.0477	0.0119	0.0596	2.81	0.9213	0.8617	0.8401	0.7805	0.17
MH-R-(A)-33	347.15	MH-R-(A)-34	341.99	P-R-(A)-33	10	281	0.0184	VCP	0.013	0.34	0.3499	0.6762	0.1691	0.8453	6.25	1.9188	1.0736	1.7497	0.9045	0.46
MH-R-(A)-34	341.99	MH-R-(A)-35	332.61	P-R-(A)-34	10	434	0.0216	VCP	0.013	0.33	0.3499	0.6762	0.1691	0.8453	6.51	2.0817	1.2365	1.8983	1.0531	0.44
MH-R-(A)-35	332.61	MH-R-(A)-36	326.26	P-R-(A)-35	10	480	0.0132	VCP	0.013	0.37	0.3499	0.6762	0.1691	0.8453	5.59	1.6287	0.7835	1.4851	0.6399	0.51
MH-R-(A)-36	326.26	MH-R-(A)-37	324.70	P-R-(A)-36	12	433	0.0036	VCP	0.013	0.53	0.3947	0.7554	0.1889	0.9443	3.46	1.3821	0.4379	1.2603	0.3161	0.60
MH-R-(A)-36-01	328.39	MH-R-(A)-36	326.26	P-R-(A)-36-01	8	389	0.0055	VCP	0.013	0.19	0.0448	0.1020	0.0255	0.1275	2.41	0.5779	0.4504	0.5270	0.3995	0.31
MH-R-(A)-36-02	329.36	MH-R-(A)-36-01	328.39	P-R-(A)-36-02	8	221	0.0044	VCP	0.013	0.13	0.0168	0.0414	0.0104	0.0518	1.67	0.5174	0.4657	0.4718	0.4201	0.21
MH-R-(A)-36-03	329.93	MH-R-(A)-36-02	329.36	P-R-(A)-36-03	8	45	0.0127	VCP	0.013	0.08	0.0112	0.0285	0.0071	0.0356	2.32	0.8790	0.8434	0.8015	0.7659	0.13
MH-R-(A)-36-04	331.00	MH-R-(A)-36-03	329.93	P-R-(A)-36-04	8	145	0.0074	VCP	0.013	0.07	0.0056	0.0151	0.0038	0.0189	1.50	0.6709	0.6520	0.6118	0.5929	0.11
MH-R-(A)-36-05	329.57	MH-R-(A)-36-01	328.39	P-R-(A)-36-05	8	220	0.0054	VCP	0.013	0.14	0.0224	0.0539	0.0135	0.0674	1.96	0.5720	0.5046	0.5216	0.4542	0.23
MH-R-(A)-36-06-DROP	331.68	MH-R-(A)-36-05	329.57	P-R-(A)-36-06	8	56	0.0377	VCP	0.013	0.08	0.0168	0.0413	0.0103	0.0516	3.37	1.5159	1.4643	1.3824	1.3308	0.12
MH-R-(A)-36-07	347.26	MH-R-(A)-36-06-DROP	337.97	P-R-(A)-36-07	8	37	0.2511	VCP	0.013	0.04	0.0112	0.0285	0.0071	0.0356	6.45	3.9133	3.8777	3.5685	3.5329	0.06
MH-R-(A)-36-08	348.80	MH-R-(A)-36-07	347.26	P-R-(A)-36-08	8	220	0.0070	VCP	0.013	0.07	0.0056	0.0150	0.0038	0.0188	1.49	0.6534	0.6347	0.5958	0.5771	0.11
MH-R-(A)-37	324.70	MH-R-(A)-38	322.98	P-R-(A)-37	12	422	0.0041	VCP	0.013	0.53	0.3947	0.7554	0.1889	0.9443	3.63	1.4700	0.5258	1.3405	0.3963	0.56
MH-R-(A)-38	322.98	MH-R-(A)-39	321.68	P-R-(A)-38	12	362	0.0036	VCP	0.013	0.53	0.3947	0.7554	0.1889	0.9443	3.46	1.3798	0.4356	1.2583	0.3141	0.60
MH-R-(A)-39	321.68	MH-R-(A)-40	318.71	P-R-(A)-39	12	574	0.0052	VCP	0.013	0.47	0.3947	0.7554	0.1889	0.9443	4.03	1.6563	0.7121	1.5103	0.5661	0.54
MH-R-(A)-40	318.71	MH-R-(A)-41	317.18	P-R-(A)-40	12	358	0.0043	VCP	0.013	0.54	0.4496	0.8516	0.2129	1.0645	3.81	1.5053	0.4408	1.3726	0.3081	0.62
MH-R-(A)-40-01	321.30	MH-R-(A)-40	318.71	P-R-(A)-40-01	8	100	0.0259	VCP	0.013	0.14	0.0549	0.1231	0.0308	0.1539	4.47	1.2569	1.1030	1.1461	0.9922	0.23
MH-R-(A)-40-02	321.77	MH-R-(A)-40-01	321.30	P-R-(A)-40-02	8	15	0.0313	VCP	0.013	0.12	0.0440	0.1004	0.0251	0.1255	4.54	1.3824	1.2569	1.2606	1.1351	0.20
MH-R-(A)-40-03	322.51	MH-R-(A)-40-02	321.77	P-R-(A)-40-03	8	185	0.0040	VCP	0.013	0.18	0.0331	0.0772	0.0193	0.0965	1.96	0.4939	0.3974	0.4504	0.3539	0.29
MH-R-(A)-40-04	323.38	MH-R-(A)-40-03	322.51	P-R-(A)-40-04	8	168	0.0052	VCP	0.013	0.14	0.0222	0.0534	0.0134	0.0668	1.94	0.5620	0.4953	0.5125	0.4458	0.23
MH-R-(A)-40-05	324.92	MH-R-(A)-40-04	323.38	P-R-(A)-40-05	8	335	0.0046	VCP	0.013	0.10	0.0111	0.0282	0.0071	0.0353	1.66	0.5295	0.4943	0.4828	0.4476	0.17
MH-R-(A)-41	317.18	MH-R-(A)-42	308.67	P-R-(A)-41	12	359	0.0237	VCP	0.013	0.33	0.4496	0.8516	0.2129	1.0645	7.29	3.5451	2.4806	3.2327	2.1682	0.37
MH-R-(A)-42	308.67	MH-R-(A)-43-DROP	302.05	P-R-(A)-42	12	370	0.0179	VCP	0.013	0.36	0.4496	0.8516	0.2129	1.0645	6.47	3.0799	2.0154	2.8085	1.7440	0.40
MH-R-(A)-43-DROP	285.36	Outlet	279.51	P-R-(A)-43	18	935	0.0063	VCP	0.013	0.67	1.2680	2.2107	0.5527	2.7634	5.60	5.3699	2.6065	4.8967	2.1333	0.50
MH-R-(B)-01	601.80	MH-R-(B)-02	584.72	P-R-(B)-01	8	217	0.0787	VCP	0.013	0.02	0.0008	0.0024	0.0006	0.0030	1.52	2.1910	2.1880	1.9980	1.9950	0.02
MH-R-(B)-02	584.72	MH-R-(B)-03	562.92	P-R-(B)-02	8	218	0.1000	VCP	0.013	0.03	0.0023	0.0067	0.0017	0.0084	2.32	2.4697	2.4613	2.2520	2.2436	0.04
MH-R-(B)-03	562.92	MH-R-(B)-04	535.84	P-R-(B)-03	8	276	0.0981	VCP	0.013	0.05	0.0092	0.0239	0.0060	0.0299	3.89	2.4463	2.4164	2.2307	2.2008	0.07

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Timing and Monitoring	Monitoring Compliance Record (Name/Date)
Aesthetics					
1. For all development proposals, the City will examine potential light and glare effects associated with structures and on-site activities, and will ensure that features are incorporated into projects to avoid any diverse light and glare impacts.	Project Developer/ Architect	Prior to issuance of building permit	Planning Division/ Building and Safety Division	Prior to issuance of building permit, ensure measure is shown on project plans	Initials: _____ Date: _____
Air Quality					
1. The City shall reduce vehicle emissions caused by traffic congestion by implementing transportation systems management techniques that include synchronized traffic signals and limiting on-street parking.	Project Developer/ City Engineering Division	Prior to signal installation.	City Engineering	Prior to issuance of building permit	Initials: _____ Date: _____
2. The City shall encourage major employers, tenants in business parks and other activity centers, and developers of large new developments to participate in transportation management associations.	Project Developer/ City Engineering Division	Prior to occupancy	City Engineering	Prior to issuance of occupancy permit	Initials: _____ Date: _____
3. The City will encourage the incorporation of energy conservation techniques (i.e., installation of energy saving devices, construction of electric vehicle charging stations, use of sunlight-filtering window coatings or double-paned windows, utilization of light-colored roofing materials as opposed	Project Developer/ Architect	Prior to issuance of building permit	Planning Division/ Building and Safety Division	Prior to issuance of building permit	Initials: _____ Date: _____

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Timing and Monitoring	Monitoring Compliance Record (Name/Date)
to dark-colored roofing material, and placement of shady trees next to habitable structures) in new developments.					
4. The City will encourage the incorporation of bus stands, bicycle racks, bicycle lanes, and other alternative transportation related infrastructure in new developments.	Project Developer/ Architect	Prior to issuance of building permit	Planning Division/ Building and Safety Division	Prior to issuance of building permit, ensure measure is shown on project plans	Initials: _____ Date: _____
Biological Resources					
1. If construction activity is timed to occur during the nesting season (typically between March 1 and July 1), developers will be required to provide focused surveys for nesting birds pursuant to California Department of Fish and Game requirements. Such surveys shall identify avoidance measures taken to protect active nests.	Project Developer/ Applicant-contracted biologist	Prior to tree pruning or removal	Planning Division/ City Engineering	Prior to issuance of grading permit, ensure measures are incorporated into project plans; monitor during construction	Initials: _____ Date: _____
2. Removal of nonnative trees shall be permitted only outside the nesting season.	Project Developer/ Applicant-contracted biologist	Prior to removal	Planning Division/ City Engineering	Prior to issuance of grading permit, ensure measures incorporated into project plans; monitor during construction	Initials: _____ Date: _____
3. Vehicles will not be allowed to operate within the drip line of preserved trees.	Project Developer/ Applicant-contracted biologist	Prior to issuance of a grading permit.	Planning Division/ City Engineering	Prior to issuance of grading permit, ensure measures incorporated into	Initials: _____ Date: _____

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Timing and Monitoring	Monitoring Compliance Record (Name/Date)
				project plans; monitor during construction	
4. Lighting in residential areas and along roadways shall be designed to prevent artificial lighting from reflecting into adjacent natural areas.	Project Developer/ Architect	Prior to issuance of building permit	Planning Division/ Building and Safety Division	Prior to issuance of building permit, ensure lighting plan is shown on project plans	Initials: _____ Date: _____
Hazards and Hazardous Materials					
1. Prior to obtaining grading permits, a soil gas survey shall be conducted in accordance with the Orange County Fire Authority (OCFA) and the Brea Fire Department guidelines to determine whether or not there is methane and/or other combustible soil gases at concentrations of concern at the site. The survey shall evaluate the areas around the old, abandoned wells as well as any and all locations identified by the City's combustible soil gas consultant.	Project Developer/ Registered Professional Engineer	Prior to issuance of a grading permit.	Planning Division/ City Engineering	Prior to issuance of grading permit, ensure measures are incorporated into project plans.	Initials: _____ Date: _____
2. Samples shall also be collected at depth below final design grades as determined by a registered professional engineer with experience in the field of combustible soil gas control and mitigation systems. Said survey is subject to third party review by the City's combustible soil gas consultant. Mitigation	Project Developer/ Registered Professional Engineer	Prior to issuance of a grading permit.	Planning Division/ City Engineering	Prior to issuance of grading permit, ensure measures are incorporated into project plans	Initials: _____ Date: _____

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Timing and Monitoring	Monitoring Compliance Record (Name/Date)
measures will be required if methane gas at concentrations over 5,000 parts per million is detected at the site, in accordance with the guidelines established by OCFA and the City of Brea Fire Department, as appropriate.					
3. Prior to obtaining grading permits, site development plans must comply with the Brea Fire Department's requirements and OCFA guidelines for the investigation, mitigation, and remediation of combustible soil gases. These requirements are outlines in the County Fire "Guidelines for Combustible Soil Gas Hazard Mitigation" and the City of Brea Fire Department "Combustible Soil Gas Mitigation System Installation and Inspection Requirements." In addition, if hydrocarbon concentrations in excess of 20,000 parts per million are left in place below 10 feet below grade surface, OCFA will require documentation that shows that the contamination will not create a methane gas problem.	Project Developer/ Registered Professional Engineer	Prior to issuance of a grading permit.	Planning Division/ City Engineering	Prior to issuance of grading permit, ensure measures are incorporated into project plans	Initials: _____ Date: _____
4. Mitigation measures regarding combustible soil gases shall be provided in accordance with City of Brea Fire Department's requirements and OCFA Guidelines. They may include but may not be limited to: sub-slab passive venting systems, sub-slab	Project Developer/ Registered Professional Engineer	Prior to issuance of a grading permit.	Planning Division/ City Engineering	Prior to issuance of grading permit, ensure measures are incorporated into project plans	Initials: _____ Date: _____

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Timing and Monitoring	Monitoring Compliance Record (Name/Date)
membranes, bottoms mitigation measures and venting of abandoned wells. This program shall be submitted to the Director or designee, development Services Department within 60 days of completion of grading for review/approval.					
Hydrology and Water Quality					
1. Necessary storm drain improvements identified in the Sewer Master Plan shall be implemented as demand requires and funds are available.	Project Developer/ Registered Professional Engineer	Prior to issuance of a grading permit.	Planning Division/ City Engineering Division	Prior to issuance of grading permit.	Initials: _____ Date: _____
Traffic and Circulation					
1. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed: State College Boulevard at Driveway A; Restripe to provide an exclusive left-turn lane and a right/through combination lane in the eastbound direction; and modify existing signal heads as necessary to accommodate the restriping.	Project Developer/ Registered Professional Engineer	Prior to occupancy	City Engineering Division	Prior to issuance of occupancy permit	Initials: _____ Date: _____
2. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed:	Project Developer/ Registered Professional Engineer	Prior to occupancy	City Engineering Division	Prior to issuance of occupancy permit	Initials: _____ Date: _____

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Timing and Monitoring	Monitoring Compliance Record (Name/Date)
State College Boulevard at Driveway B: Construct a raised median to restrict vehicular traffic to right-in/right-out movements on State College Boulevard.					
3. Prior to issuance of final occupancy permits, the developer shall, to the satisfaction of the City Engineer, demonstrate that the following improvement has been completed: Birch Street at Driveway C: Install a four-way traffic signal that is incorporated into the City's signal synchronization system. Include an adaptive traffic control system in the Birch Street corridor.	Project Developer/Registered Professional Engineer	Prior to occupancy	City Engineering Division	Prior to issuance of occupancy permit	Initials: _____ Date: _____

ATTACHMENT 5

Addendum to the Final Environmental Impact Report for the City of Brea General Plan

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October 2013

City of Brea General Plan
Addendum to the Final EIR

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INTRODUCTION

This document is an Addendum to the City of Brea General Plan Final Environmental Impact Report (hereafter referred to as the Final EIR). The Addendum analyzes the environmental effects of the proposed 2014-2021 Housing Element, which updates the City's current 2008-2014 Housing Element. The Addendum has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the *CEQA Guidelines*.

According to Section 15164 of the *CEQA Guidelines*, an addendum to a previously certified EIR or Negative Declaration is the appropriate environmental document in instances when "only minor technical changes or additions are necessary" and when the new information does not involve new significant environmental effects beyond those identified in the previous EIR.

This Addendum describes the details of the City of Brea 2014-2021 Housing Element (hereafter referred to as the Housing Element Update) and compares its impacts to those identified in the Final EIR. The analysis demonstrates that the Housing Element Update is consistent with the previously certified Final EIR, with the exception of minor changes to the inventory of residential sites and to existing programs. In addition, as discussed below, the proposed revision would have no new significant environmental effects. As such, an addendum is the appropriate environmental document under CEQA.

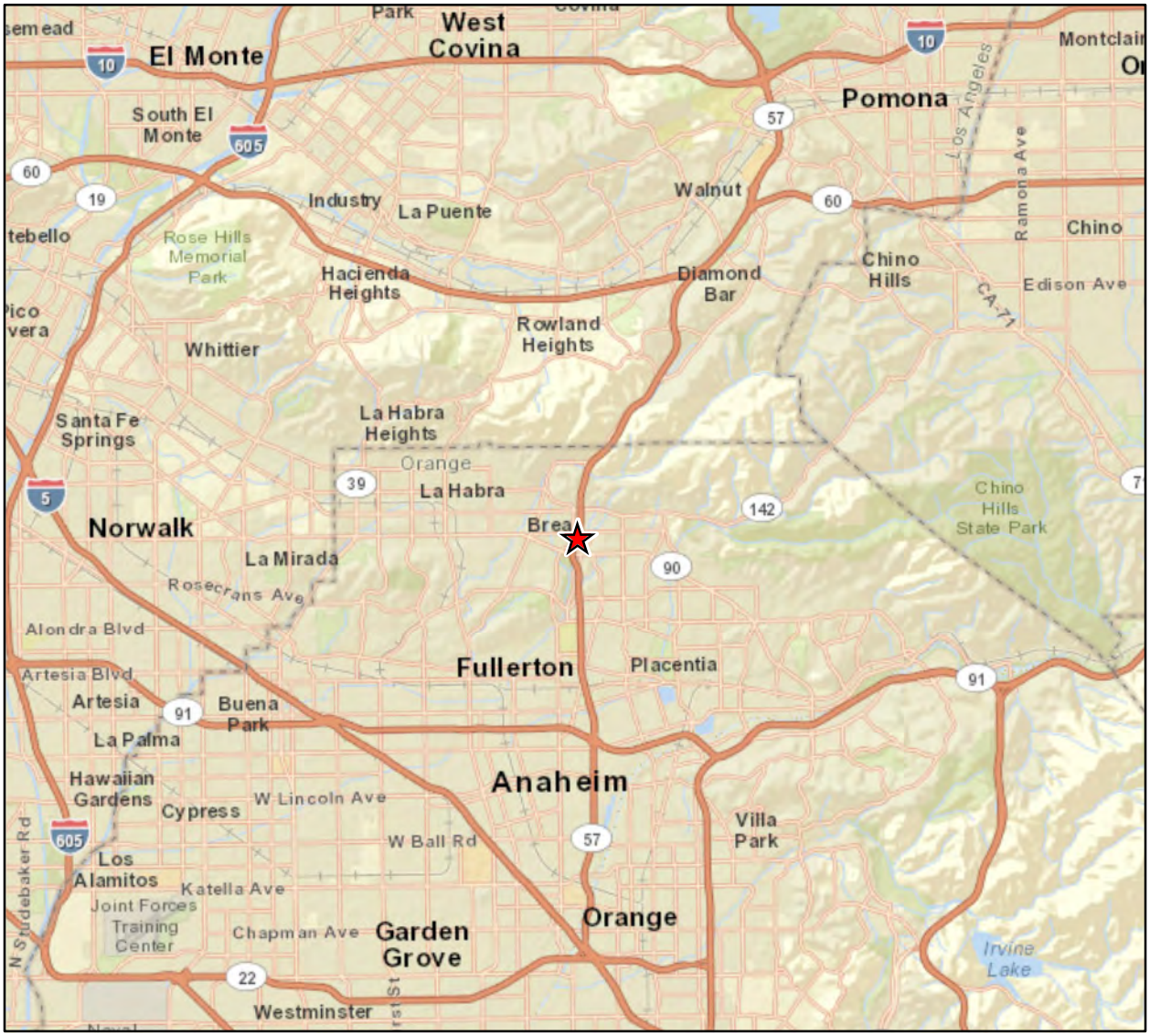
PROJECT DESCRIPTION

The City of Brea is regionally located in northern Orange County, within the greater Los Angeles metropolitan area, as shown in Figure 1. The city is bordered by Fullerton and Placentia to the south and the Chino Hills to the north, as shown in Figure 2. In addition, the eastern portion of the city along Carbon Canyon Road extends into the Chino Hills.

The City of Brea proposes to update the Housing Element of the City's General Plan as mandated by Government Code Sections 65580-65589. The Housing Element Update is a policy document with programs intended to facilitate meeting the City's housing needs and accommodate the Southern California Association of Government's Regional Housing Needs Assessment (RHNA) unit numbers during the 2014-2021 planning period. As a policy document that is revised periodically, the Housing Element Update represents a fine-tuning process rather than a complete overhaul.

The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. Brea's 2014-2021 Housing Element Update identifies strategies and programs that focus on:

1) Maintaining existing housing quality and affordability
2) Provision of new affordable housing
3) Provision of adequate housing sites
4) Removal of governmental constraints
5) Equal housing opportunities and special needs
6) Sustainability, energy efficiency and healthy community

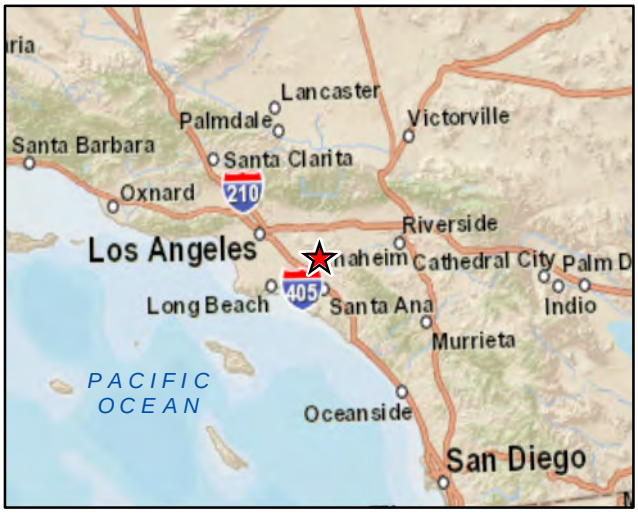


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Project Location

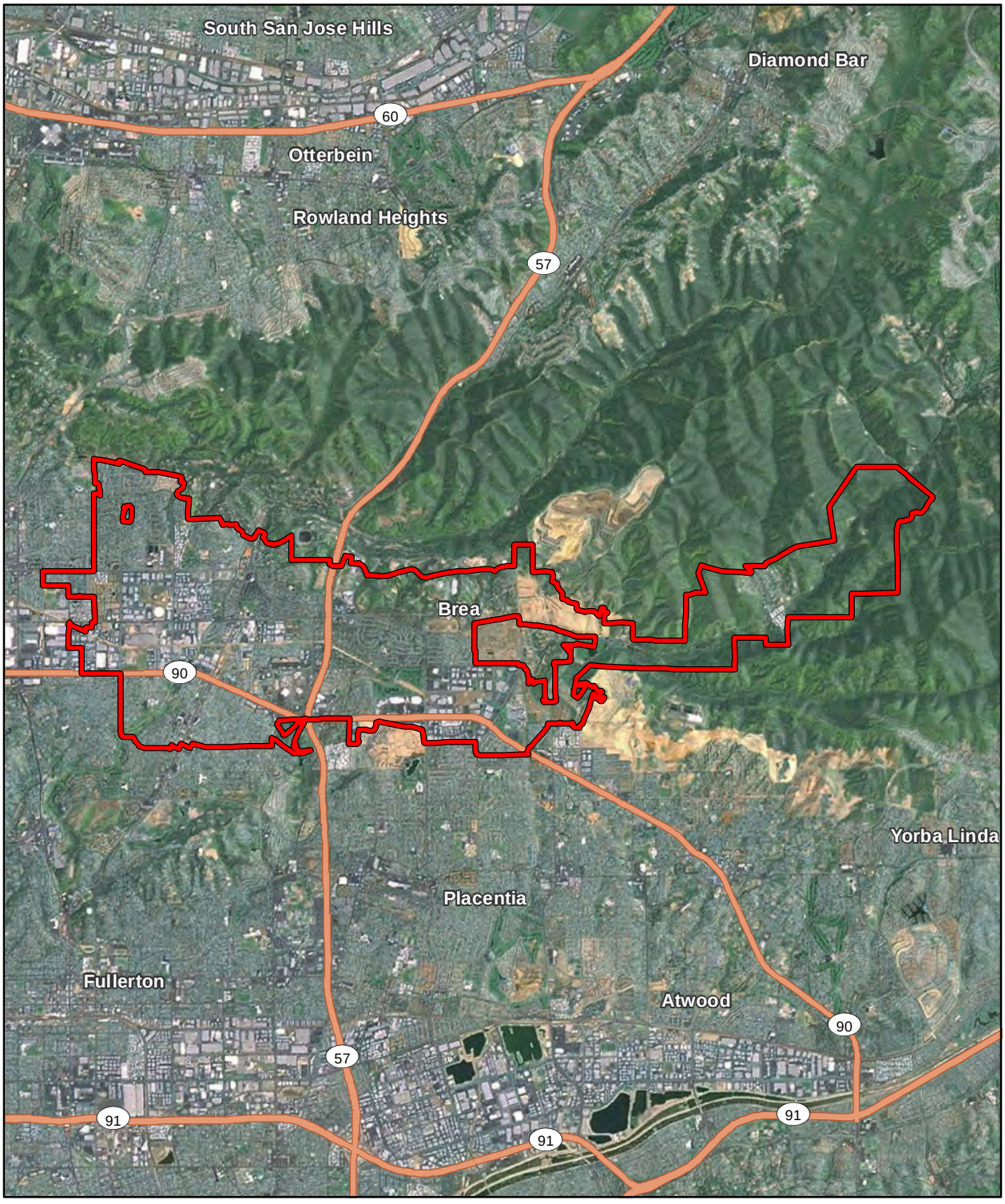
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Regional Location

Figure 1



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City of Brea Boundary

0 0.75 1.5 Miles

N

Aerial Photograph of City Boundaries

Figure 2

Brea's 2014-2021 RHNA allocation is 1,851 units distributed among the following income groups: 213 extremely low income; 213 very low income; 305 low income; 335 moderate income; and 785 above moderate income units. The housing unit totals specified by the RHNA are not quotas for development; rather, the RHNA determines the number and affordability of housing units for which jurisdictions need to plan through land use policies, regulations, infrastructure plans, and other housing assistance programs. In total, Brea's' residential sites capacity provides for 4,104 additional units, including sites suitable for development of 1,380 lower income, 226 moderate income and 2,498 above moderate income units.

Table 1 shows Brea's residential unit potential for entitled projects, vacant and mixed use sites. It also compares the unit potential to the City's 2014-2021 RHNA.

Table 1
Comparison of Residential Sites Inventory with Regional Housing Growth Need (RHNA)

Income Category	Entitled Projects (*post 2013) occupancy*)	Minimum Density Guidelines	Vacant Residential Sites	Mixed Use Sites	Total Unit Potential	Total RHNA
Very Low	--	≥30 units/acre	--	1,380	1,380	426
Low	--					305
Moderate	45	≥15 units/acre	53	128	226	335
Above Moderate	1,977	<15 units/acre	521	--	2,498	785
Total Units	2,022		574	1,508	4,104	1,851

The Housing Element Update sets forth several new programs to facilitate the provision of housing, including:

- Affordable Housing Incentives within Mixed Use Zones
- Multi-family Development in Multi-Family Zones
- Multi-Family Design Guidelines
- CEQA Exemptions for Infill Projects
- Mixed Use/High Density Opportunity Sites
- Higher Density Residential Zoning

Although such programmatic changes included in the proposed Housing Element Update would influence the availability of affordable housing to Brea residents, they would not directly result in General Plan land use designation or zoning changes. The Housing Element Update would not grant additional entitlements for anticipated development beyond what was evaluated in the 2003 General Plan EIR. Accordingly, the amount of housing anticipated by the 2014-2021 RHNA cycle would remain consistent with the land use designations in the General Plan, which analyzed and forecasted future residential growth through 2020.

Potential environmental impacts associated with development according to the General Plan were evaluated in the Final EIR, which is incorporated herein by reference and available at City Hall.

GENERAL PLAN CEQA PROCESS/EIR

The City of Brea prepared an EIR for its General Plan in accordance with the requirements of CEQA and the CEQA Guidelines. A Notice of Preparation (NOP) was filed with the California Office of Planning and Research and distributed to involved public agencies and interested parties for a 30-day public review period. The Draft EIR was circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research. The 45-day public review period ran from January 31, 2003, to March 17, 2003. The Final EIR was certified in April 2003.

The Final EIR addressed the potential environmental effects of forecast growth under the General Plan. The scope of the Final EIR included environmental issues determined to be potentially significant based on the Initial Study and responses to the NOP.

The following issues were addressed in detail in the Final EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology
- Land Use
- Noise
- Population and Housing
- Public Services/Recreation
- Transportation/Traffic
- Utilities and Service Systems

The Final EIR also considered a range of alternatives to the proposed General Plan, as required by CEQA.

The Final EIR identified significant and unavoidable impacts that could not be mitigated in the areas of air quality and transportation. For impacts to air quality, the General Plan was found to facilitate emissions from new vehicle trips and stationary sources that would result in exceedances of applicable thresholds for reactive organic compounds (ROGs) and particulates (PM_{10}). In addition, growth anticipated under the General Plan would create unmitigable “hot spots” of carbon monoxide at four intersections. For impacts to transportation, the Final EIR found that average daily traffic would exceed the existing and planned roadway capacity of Carbon Canyon Road between Valencia Avenue and Brea’s eastern border. These significant and unavoidable impacts were addressed in the adopted CEQA findings.

ENVIRONMENTAL IMPACTS OF THE HOUSING ELEMENT UPDATE

This section addresses each of the environmental issues discussed in the Final EIR to determine whether or not the proposed Housing Element Update has the potential to create new significant impacts or a substantial increase in the significance of a significant impact as compared to what was identified in the Final EIR.

Aesthetics

Scenic Resources

The Final EIR identified less than significant impacts to scenic resources from implementation of the General Plan. According to the Final EIR, policies in the General Plan would facilitate and encourage infill development to protect scenic hillside resources to the maximum extent possible. Although the General Plan also would facilitate limited residential development in the scenic hillside area, any development within city limits would be subject to the City's Hillside Development Ordinance. This ordinance reflects hillside protection policies in the Community Development and Community Resources chapters of the General Plan. Furthermore, General Plan policy would call for the City to work closely with the County of Orange to ensure that developments in surrounding unincorporated areas are consistent with City standards. The Final EIR found that with stringent enforcement of such policies, the General Plan would have less than significant impacts on scenic resources.

The proposed Housing Element Update would facilitate new development on scenic hillsides in the city; however, such hillside development would be consistent with maximum potential development anticipated by the Final EIR, as the Housing Element Update would not grant additional entitlements for development. Therefore, the effect of new development on scenic resources would be consistent with that anticipated by the Final EIR, and impacts would remain less than significant.

Lighting and Glare

Since Brea is largely urbanized, the Final EIR found that implementation of General Plan would not substantially increase ambient light levels. However, development in previously undeveloped areas was found to have potential to create new lighting impacts associated with the introduction of vehicle headlights and nighttime lighting. In addition, new structures could create glare if using reflective materials. Therefore, the Final EIR identified impacts as potentially significant on a localized level. With implementation of a mitigation measure requiring the project to examine light and glare effects for all proposed developments and ensure the avoidance of impacts, the General Plan would have less than significant impacts.

As discussed under *Scenic Resources*, the proposed Housing Element Update would not grant additional entitlements for development, relative to those evaluated in the Final EIR. Furthermore, the mitigation measure described above would apply to any new residential developments facilitated by the Housing Element Update. Impacts would remain less than significant.

Air Quality

Long-Term Impacts

The Final EIR found that maximum potential buildout under the General Plan would result in the addition of 6,213 housing units (for a total of 19,079 units) and 5.41 million square feet of non-residential development (for a total of 40.41 million square feet) in the city. The URBEMIS model was used to estimate emissions of air pollutants under buildout conditions. Emissions of reactive organic gases (ROGs) and large particulates (PM_{10}) were expected to increase by 24 percent and 48 percent, respectively. The South Coast Air Basin, which includes Orange County, was in non-attainment of federal air quality standards for ozone and PM_{10}. The Final EIR identified the expected increase in emissions of ROGs and PM_{10} in a non-attainment area as a significant and unavoidable impact, although the following five mitigation measures were required to reduce long-term emissions to the extent feasible:

1) Implementing transportation systems management techniques that include synchronized traffic signals and limiting on-street parking;
2) Encouraging major employers, tenants in business parks and other activity centers, and developers of large new developments to participate in transportation management associations;
3) Considering the feasibility of diverting commercial truck traffic to off-peak periods;
4) Encouraging energy conservation in new developments; and
5) Encouraging the incorporation of alternative transportation-related infrastructure in new developments.

Currently, the Orange County portion of the South Coast Air Basin is in non-attainment with federal air quality standards for ozone, PM_{10}, and $PM_{2.5}$ (small particulates) (South Coast AQMD, 2013). However, the AQMD has applied for redesignation to attainment for PM_{10}, and $PM_{2.5}$ levels have improved substantially in recent years. The proposed Housing Element Update could facilitate the development of up to 4,104 new housing units. Construction and operation of such residential units would generate emissions of criteria air pollutants such as ROG and PM_{10}. Although the emissions associated with new residential development would contribute to non-attainment of ozone and particulate standards, they would be consistent with the emissions anticipated in the Final EIR for buildout of the General Plan, since the proposed Housing Element Update would not grant additional entitlements for development. Furthermore, compliance with the five mitigation measures listed above would reduce air pollutant emissions to the extent feasible. Therefore, the Housing Element Update would not increase the severity of this already identified significant and unavoidable impact.

Carbon Monoxide Hot Spots

The Final EIR also identified a significant and unavoidable impact from the General Plan with respect to carbon monoxide hot spots. Concentrations of carbon monoxide were modeled at eight high-volume intersections with adjacent sensitive receptors in the city, assuming worst-case atmospheric conditions with low dispersal of pollutants. Four of the eight intersections were found to have carbon monoxide concentrations potentially exceeding standards at buildout of the General Plan. The Final EIR found that land use policy in the General Plan would facilitate compact land use patterns, reducing carbon monoxide emissions associated with vehicle use, and compliance with regional emissions policies would help to mitigate impacts. In addition, the Final EIR included three required mitigation measures:

1) Ensuring air-tight construction for any new development located within 150 feet of the Puente/Central and Brea Boulevard/Imperial Highway intersections;

2) Enhancements to the Lambert/SR-57 intersection to improve efficiency; and
3) Monitoring conditions at the Central/Barry and Central/Puente intersections to ensure that air quality impacts are minimized.

Nevertheless, the extent to which mitigation measures would reduce carbon monoxide concentrations could not be quantified due to the uncertain nature of future uses and intersection improvements, and the Final EIR found that impacts would be significant and unavoidable.

New residential development anticipated by the proposed Housing Element Update would generate traffic that could increase carbon monoxide levels at the four intersections where the Final EIR identified significant impacts. However, the three mitigation measures discussed above would continue to reduce impacts to the extent feasible. Any increase in traffic generated by new residential development also would be consistent with buildout of the General Plan as anticipated in the Final EIR, since the Housing Element Update would not grant additional entitlements for development. Therefore, the Housing Element Update would not increase the severity of an already identified significant and unavoidable impact.

Biological Resources

The Final EIR identified the presence of sensitive vegetation communities such as coastal sage scrub, coast live oak/walnut woodland, riparian areas, and wetlands in the city and its sphere of influence. Sensitive plant species also were known to occur, or had the potential to occur, in this area. In largely undisturbed areas with such biological resources, the General Plan would facilitate the introduction of residential land uses. The removal of vegetation communities due to development in these areas would eliminate habitat and food resources, and could increase the presence of non-native species, among other effects. However, the Final EIR found that General Plan policies and mitigation measures at the project level would render impacts significant but mitigable.

The Final EIR also identified significant but mitigable impacts on wildlife movement corridors from implementation of the General Plan. Residential and commercial land use designations in Olinda Village and Carbon Canyon, within the Puente-Chino Hills Wildlife Corridor between the San Gabriel and Santa Ana Mountains, would increase the urban-wildlife interface. Moreover, development along Carbon Canyon Road could increase vehicle-wildlife collisions.

The Final EIR included eleven mitigation measures to reduce impacts to a less than significant level:

1) Incorporating the retention of rare communities into building and project design to the maximum extent practical;
2) Requiring developers to restore and re-vegetate small and/or isolated habitat patches;
3) Conducting focused nesting bird surveys if construction occurs during nesting season and identifying avoidance measures to protect active nests;
4) Permitting the removal of non-native trees only outside nesting season;
5) Requiring that crushing of existing habitat during gnatcatcher breeding season only occur under supervision of a biological monitor;
6) Requiring that the project biologist identify preserved and/or protected areas and isolate them prior to clearing or grading;
7) Preventing vehicles from operating within the drip line of preserved trees;
8) Installing erosion control measures to contain sediments within graded areas;

9) Restricting construction equipment to designated areas and roads approved by the project biologist and permitting only low dispersal weight vehicles to operate within riparian areas;
10) Limiting maintenance and refueling of construction equipment to areas specified by project biologist, preventing storage of potentially hazardous materials within 50 feet of any riparian zone, and allowing disposal of such materials only in controlled areas that are physically separated from potential stormwater runoff; and
11) Requiring lighting in residential areas and along roadways to be designed to prevent artificial lighting from reflecting into adjacent natural areas.

Although the proposed Housing Element Update would facilitate limited new residential development in Carbon Canyon and other areas with sensitive biological resources, the amount of development would not exceed the level anticipated in the Final EIR for buildout of the General Plan. Implementation of the above mitigation measures at the project level would ensure that impacts remain significant but mitigable.

Cultural Resources

The Final EIR found that development facilitated by the General Plan, particularly in hillside areas, could unearth unknown archaeological sites, structures, and fossils during excavation and grading activities. Therefore, the Final EIR required mitigation measures to avoid impacts to previously undocumented archaeological or paleontological resources. These measures include requiring applicants to document archaeological and/or paleontological resources in areas with known resources, potentially requiring such studies in other area, and addressing archaeological resources during CEQA review. With implementation of these measures, the Final EIR identified impacts to cultural resources as less than significant.

New residential development foreseen by the Housing Element Update could disturb unknown archaeological sites, as discussed in the Final EIR. However, impacts would be consistent with those anticipated in the Final EIR because the Housing Element Update would not grant additional entitlements for development beyond what was evaluated in the Final EIR. With continued implementation of mitigation measures from the Final EIR, impacts would remain less than significant.

Geology/Soils

Seismic Groundshaking

The Final EIR identified the General Plan as having less than significant impacts related to seismic groundshaking. Although the General Plan was found to facilitate the exposure of additional people and structures to groundshaking hazards associated with earthquakes, this hazard was not considered an unusual or unique risk. Furthermore, per City and State building codes, all new developments would be required to incorporate appropriate design and construction measures to guard against groundshaking hazards. Policy PS-8.4 in the General Plan also would require site-specific evaluations in areas where landslides are suspected or known to occur.

The proposed Housing Element Update would not expose additional people or structures to groundshaking, as new residential development would be consistent with what was anticipated in the Final EIR. With continued adherence to building codes and General Plan policies, impacts would remain less than significant.

Erosion

The Final EIR identified less than significant impacts related to erosion from implementation of the General Plan. While the General Plan would facilitate the construction of developments in hillside areas, increasing the chance of soil erosion, landslides, and mudslides if surfaces were left unprotected during wind and rain events, the Final EIR found that individual projects would use standard erosion control and engineering techniques for development in hillside areas. City design guidelines and standards would further reduce potential impacts to a less than significant level.

The Housing Element Update would facilitate continued but limited residential development of hillside areas vulnerable to erosion. However, the level of potential residential development under the Housing Element Update would be consistent with that anticipated in the Final EIR and City design guidelines and standards to reduce erosion would apply to new development in hillside areas. Impacts would remain less than significant.

Unstable Soils

As discussed in the Final EIR, several types of unstable soils occur in Brea: soils with the potential for liquefaction and collapse, moderately to highly expansive soils, and weak soils on steep slopes that are susceptible to landslides and mudflows. However, Policy PS-8.4 in the General Plan would continue the City's practice of requiring geological and geotechnical investigations of all new development in seismic and geologic hazards areas. Therefore, the Final EIR identified impacts from unstable soils as less than significant. Policy PS-8.4 would continue to apply to new housing developments facilitated by the Housing Element Update and impacts would remain less than significant.

Hazards and Hazardous Materials

Oil and Natural Gas Hazards

The Final EIR identified impacts from oil and natural gas hazards as significant but mitigable under buildout of the General Plan. Areas of concern were found in oil and gas seepage zones with combustible methane gases. However, based on guidelines from the Orange County Fire Authority (OCFA), all buildings within 300 feet of high concentrations of methane gases in soil would be required to have a specific mitigation plan. The Public Safety chapter of the General Plan also includes goals to protect the community from hazards associated with the transportation, use, and storage of hazardous materials and to minimize the public's exposure to potential hazards from oil facilities. The Final EIR found that policies in support of these goals would provide a high degree of protection for persons and structures. Finally, the following mitigation measures were required for any development located within the blast zone of a natural gas plant or a soil gas seepage zone, to reduce impacts to a less than significant level:

1) Not building residential structures within 10 feet of an abandoned well or 100 feet of an operating well;
2) Conducting a soil gas survey before obtaining a grading permit to determine the presence of methane and/or other combustible soil gases;
3) Collecting samples for combustible soil gas and mitigating if methane gas is at concentrations over 5,000 parts per million;
4) Requiring that site development plans comply with the Brea Fire Department's requirements and OCFA guidelines for investigation, mitigation, and remediation of combustible soil gases; and

5) Providing mitigation measures for combustible soil gases in accordance with the Fire Department's requirements and OCFA Guidelines.

The proposed Housing Element Update would facilitate limited residential development in hillside areas with a history of oil and gas extraction and the potential for combustible soil gases. However, residential growth would not exceed the level anticipated in the Final EIR, as the Housing Element Update would not grant additional entitlements for development. With implementation of the above mitigation measures from the Final EIR, potential exposure to hazards from oil and natural gas would remain mitigable to a less than significant level.

Wildland Fires

The Final EIR found that new development facilitated by the General Plan in the City's sphere of influence would place residential units in highly flammable open grasslands, and that additional response capabilities would become necessary to serve hillside areas such as Carbon Canyon. Nevertheless, development proposals within high fire hazard areas would be required to provide safeguards and response capabilities to prevent the loss of structures and to provide a fair share of funding toward new fire facilities or equipment. Therefore, impacts were identified as less than significant.

As discussed above, the proposed Housing Element Update would facilitate limited development in hillside areas, but not to an extent that exceeds growth anticipated in the Final EIR or allows additional growth within areas subject to wildland fires. Existing requirements for such developments would effectively reduce their risk from wildland fires, and impacts would remain less than significant.

Hydrology

The Final EIR found that development facilitated by the General Plan would increase the amount of impervious surfaces in Brea, thereby increasing amount and speed of runoff. Such runoff could result in nuisance flooding in areas without adequate drainage facilities. According to FEMA flood maps, potential flood zones occur in the western portion of the city (between Puente Street and Brea Boulevard) and areas along Carbon Canyon Road and Carbon Canyon Regional Park. Although goals and policies in the Public Safety chapter of the General Plan would reduce the risk to the community from flooding hazards, the Final EIR found that such hazards would be potentially significant for developments within the 100-year flood zone. With adherence to the following project-level mitigation measures, impacts would be reduced to a less than significant level:

1) Utilizing design and site planning to ensure that structures are elevated at least one foot above the 100-year flood zone; and
2) Implementing necessary storm drain improvements as demand requires and funds are available.

New residential development facilitated by the Housing Element Update could take place within 100-year flood zones; however, the Housing Element Update would not result in additional exposure of residences to flood hazards because it would not allow additional development within flood zones beyond that identified in the Final EIR. Furthermore, impacts would be mitigable to a less than significant level with adherence to General Plan policies and to the above mitigation measures.

Land Use

Land Use Compatibility

According to the Final EIR, policies in the General Plan would concentrate development in certain areas like Downtown Brea and Southeast Brea while limiting development on hillsides. The Final EIR found that the General Plan would adequately resolve potential conflicts between existing residential uses in Historic Brea and mixed-use development on South Brea Boulevard by establishing streetscape and landscape plans that complement the existing historic environment and resources in these areas. Therefore, impacts were considered less than significant. As anticipated in the Final EIR, the proposed Housing Element Update would concentrate housing growth in mixed-use areas in Historic Brea and Southeast Brea. However, such development would be consistent with the level of growth anticipated in the Final EIR, since the Housing Element Update would not directly change land use designations or zoning. Impacts related to land use compatibility would remain less than significant.

Natural Community Conservation Plan

The City of Brea is located in the Orange County Northern Subregion of the Southern California Coastal Sage Scrub National Community Conservation Plan (NCCP). Although the NCCP for the Northern Subregion was in its preliminary planning stages and had not been adopted when the Final EIR was certified, the General Plan was found to be compatible with the focus of the overall Natural Community Conservation Planning Program, due to policies in the Community Resources chapter of the General Plan that address the preservation and maintenance of habitat conservation areas. Impacts related to potential conflicts with an adopted conservation plan were identified as less than significant.

As discussed under *Biological Resources*, the proposed Housing Element Update would facilitate limited residential development in environmentally sensitive hillside areas. Nevertheless, the Housing Element Update would not change land use designations or zoning and thus would not facilitate development beyond the level anticipated in the Final EIR, and no additional housing growth would be expected. With adherence to General Plan policies for the preservation and maintenance of habitat conservation areas, impacts would remain less than significant.

Noise

Traffic-Related Noise

The Final EIR found that development facilitated by General Plan would generate traffic that would increase noise levels along roadways. Goals and policies in the General Plan Public Safety Chapter would be intended to lessen noise impacts on new and existing developments to acceptable levels. However, even with implementation of goals, policies, and programs in the General Plan, the Final EIR identified a significant and unacceptable increase in noise levels for existing residential areas along Puente Street between Lambert and Central. In addition, a noise increase of at least 3.0 dB was projected to occur at four roadway segments:

1) Lambert Road between Kraemer Boulevard and Valencia Avenue;
2) Valencia Avenue between Imperial Highway and Birch Street;
3) Carbon Canyon Road between Valencia Avenue and Lilac Lane; and
4) Carbon Canyon Road east of Lilac Lane.

Such increases in noise levels was found to result in a significant impact to current and future residential uses at the first two roadway segments, although topographic conditions along Carbon Canyon Road would minimize the exposure of residences to traffic-related noise. The Final EIR identified impacts as mitigable to a less than significant level with implementation of the following measures:

1) Conducting site-specific acoustical analyses for future noise-sensitive land uses proposed along Lambert Road, Valencia Avenue, and Puente Street and implementing noise control measures to minimize noise impacts to residential units; and
2) Keeping records of noise complaints from existing sensitive receptor sites along Puente Street and Lambert Road and addressing compliance with Health and Safety Code requirements.

New residential development facilitated by the proposed Housing Element Update would generate traffic-related noise along the impacted roadways identified in the Final EIR. However, the Housing Element Update would not increase the severity of impacts beyond that anticipated in the Final EIR, as it would not change land use designations or zoning and, thus, would not allow for development beyond that considered in the Final EIR. Goals, policies, and programs in the General Plan to minimize noise impacts would continue to apply to new residential development, as would the mitigation measures listed above. Impacts would remain mitigable to a less than significant level.

Stationary Noise

The Final EIR identified less than significant impacts from stationary noise associated with non-residential development facilitated by the General Plan. Goals and policies in the General Plan would minimize noise impacts from commercial centers, restaurants, religious institutions, and other non-residential projects. The Final EIR also found that noise generation and potential impacts to surrounding development would continue to be considered as part of the City's review of individual future projects.

The proposed Housing Element Update would facilitate mixed-use developments that include non-residential uses. However, stationary noise from non-residential development facilitated by the Housing Element Update would be consistent with that anticipated in the Final EIR, since the proposed Housing Element Update would not change land use designations or zoning and, thus, would not facilitate an increase in development relative to the General Plan. Impacts would remain less than significant.

Population and Housing

The Final EIR identified significant but mitigable impacts from the expected addition of 13,626 new residents and 6,213 new dwelling units within Brea and its sphere of influence at buildout of the General Plan. New residents were anticipated to locate primarily in mixed-use areas in Historic Brea and Southeast Brea. Based on expected growth under the General Plan, the city's population would increase by 37 percent to a total of 50,483 in the year 2020, while the housing stock would increase to 19,070 units in that year. The Final EIR found that the effects of population growth would be mitigated to a less than significant level by goals and policies in the General Plan, as well as through implementation of transportation demand management, the Congestion Management Program, recycling, water conservation, and other programs in conformance with regional plans.

Based on forecasted population growth under the General Plan, the City would add an average of 757 residents per year between the years 2002 and 2020. At this rate of growth, the city's population would be expected to increase from 36,857 in 2002 to 45,184 in 2013. As of January 2013, however, the California Department of Finance estimates that Brea has only 41,394 residents. Thus, the city's

population has grown at a substantially lower rate than anticipated in the Final EIR. Even though the proposed Housing Element Update would facilitate new residential development, overall population growth would remain on a slower trajectory than anticipated in the Final EIR. Furthermore, the Housing Element Update would not directly change land use designations or zoning and, thus, would not facilitate development beyond that considered in the Final EIR. Consequently, any increase in housing units and population under the Housing Element Update would be consistent with growth anticipated in the Final EIR for buildout of the General Plan. Moreover, policies in the General Plan and programs in conformance with regional plans, as discussed above, would continue to apply. Impacts would remain less than significant.

Public Services/Recreation

Fire Protection

The Final EIR found that buildout under the General Plan would substantially increase development in the City's sphere of influence, where the City's Fire Department would have increased responsibilities in the event of future annexation. Anticipated development also would increase demand for water resources for the purpose of fire protection. However, the Final EIR noted that, pursuant to the City's Nexus Program, all new development would be required to pay fire impact fees to offset the cost of providing additional services for fire protection. General Plan growth also was not expected to result in the need for a new fire station to serve anticipated development. Furthermore, implementation actions in General Plan call for the City to use techniques to mitigation fire hazards at the wildland-urban interface. Impacts related to services for fire protection were identified as less than significant.

New residential development facilitated by the proposed Housing Element Update would be consistent with the amount of growth that was analyzed in the Final EIR and future developers in the city would be required to pay applicable fire impact fees. In addition, the City would continue to mitigate fire hazards at the wildland-urban interface in conformance with the General Plan. Thus, impacts would remain less than significant.

Police Protection

As discussed in the Final EIR, the City's Police Department would be responsible for serving new developments in any portions of the City's sphere of influence that become annexed. However, the Public Safety chapter of the General Plan includes goals and policies to improve police service. The Final EIR also found that additional facilities would be provided when warranted and that separate environmental review would be required as necessary. Impacts were identified as less than significant.

Residential growth facilitated by the proposed Housing Element Update would not result in additional demand for police services. Although new housing units would generate demand for police services, such demand would be consistent with that analyzed in the Final EIR because the Housing Element Update would not involve any land use designation or zone changes that would facilitate additional development. With continued application of policies in the General Plan for police service and separate environmental review of any additional police facilities, impacts would remain less than significant.

Schools

The Final EIR identified less than significant environmental impacts related to school facilities from implementation of the General Plan. Using a generation factor of 0.56 students per dwelling unit, new

development under the General Plan was expected to generate an additional 7,616 students. Although new students would result in a greater need for school facilities, the Final EIR found that the environmental effects of construction and operation of additional school facilities would be evaluated separately by the Brea Olinda Unified School District when planning for new schools or expansion of existing facilities. Since the proposed Housing Element Update would not facilitate additional residential development beyond that considered in the Final EIR, it would not result in additional demand for school services. Future developers would continue to pay state-mandated school impact fees. Impacts would remain less than significant.

Libraries

Based on the Orange County Public Library system's service standards of 0.2 square feet of library space per capita and 1.5 volumes per capita, the Final EIR found that the anticipated increase in population under the General Plan would generate demand for 2,720 additional square feet of library space and 20,400 new volumes. However, developers in the city would be required to pay impact fees to the library system prior to the issuance of building permits. The environmental effects of construction and operation of additional library facilities would be evaluated separately when planning for such facilities. Therefore, the Final EIR identified environmental impacts from new or expanded library facilities as less than significant. Since the proposed Housing Element Update would facilitate residential development at a level consistent with that considered in the Final EIR, library service would remain sufficient for city residents and impacts would remain less than significant.

Recreation

With the anticipated increase in population under the General Plan, the Final EIR found that the city's ratio of parkland acreage to population would decrease from 9 acres per 1,000 residents to 6.6 acres per 1,000 residents, if the amount of park acreage remained constant at the time of the Final EIR. The Final EIR also found that the completed 13-acre public park in Olinda Ranch and planned joint-use sports park and junior high (now elementary) school on Birch Street would add to the amount of parkland in the city and was not factored into that original decreased acreage. Nevertheless, the supply of parkland would still exceed the City's park service standard of 5 acres per 1,000 residents. Furthermore, the Community Resources chapter of the General Plan includes goals and policies for the provision of additional parks and recreational opportunities, and the implementation guide for the General Plan calls for the City to require the dedication of park facilities (or in lieu fees) as a condition of new development pursuant to the Quimby Act.

Since the proposed Housing Element Update would facilitate residential development at a level consistent with that considered in the Final EIR, it would not result in additional demand for parks and recreational facilities. Impacts would remain less than significant with adherence to General Plan policies and the Quimby Act.

Transportation/Traffic

Intersections

The Final EIR found that with the addition of traffic anticipated under buildout of the General Plan, 13 intersections in the city would exceed level of service (LOS) standards during peak hours. These standards are LOS D for City intersections and LOS E for intersections in the Congestion Management Program. However, goals and policies in the General Plan would minimize the impacts associated with

future trips. Transportation improvements in the City's Nexus Program, funded by traffic impact fees from all new development in the city, also would reduce impacts at area intersections to a less than significant level.

As discussed in the *Population and Housing* section, Brea has experienced substantially lower population growth than anticipated under the General Plan. Consequently, it is reasonable to assume that current traffic conditions in the city have not worsened to the extent predicted in the Final EIR. In addition, new residential development facilitated by the proposed Housing Element would not generate additional traffic relative to what was analyzed in the Final EIR, since the Housing Element Update does not involve any land use designation or zone changes. The payment of traffic impact fees by developers in the city would ensure that traffic impacts remain less than significant.

Roadway Segments

The Final EIR identified one roadway segment, Carbon Canyon Road between Valencia Avenue and the eastern edge of the city, as near its capacity of 20,000 average daily traffic (ADT). For this roadway segment, growth forecast under the General Plan was expected to result in an increase in traffic volume to more than 35,000 ADT, exceeding the existing and planned capacity of this roadway. Due to extreme topographic conditions that impose right-of-way constraints, the Final EIR found limited opportunities to widen this segment to more than the existing two lanes. Furthermore, widening would entail a significant disruption of habitats and prominent landforms contrary to City policies. Consequently, the Final EIR determined that implementation of the General Plan would result in a significant and unmitigable traffic impact on the roadway segment.

According to the Orange County Transportation Authority's most recent estimates of traffic volumes, Carbon Canyon Road had approximately 18,000 ADT between Valencia Avenue and the eastern edge of the city in the year 2010, and approximately 20,000 ADT to the immediate west of Valencia Avenue in 2009 (OCTA, 2012). Based on these estimates, traffic volumes on the impacted segment of Carbon Canyon Road have not substantially increased since certification of the Final EIR, and are not on a trajectory to reaching 35,000 ADT in the year 2020. Although the proposed Housing Element Update would facilitate new residential development along this segment of Carbon Canyon Road, especially within the Carbon Canyon Specific Plan Area at the eastern end of the city, such growth would be consistent with that considered in the Final EIR. The Housing Element Update would not result in additional development in this area. Therefore, it would not increase the severity of an already identified significant impact.

Utilities and Service Systems

Water Supply

The Final EIR identified less than significant impacts from the General Plan on the city's water supply. New development built pursuant to the General Plan's land use policy was found to increase demand for water and fire flow requirements. Maximum water demand at buildout, according to the City's Water Master Plan Update, would reach 18.127 million gallons per day within both the city and its sphere of influence. The Final EIR found that the existing water supply would be approximately 5 cubic feet per second (cfs) less than projected maximum water demand at buildout. However, with an additional 5 cfs from the Metropolitan Water District (MWD), the city's supply would be sufficient to meet demand. Water conservation measures required by the General Plan also would balance the increase in water demand. Therefore, impacts were identified as less than significant.

New residential development facilitated by the Housing Element Update would increase citywide water demand from current levels. However, since this development would be consistent with growth anticipated in the Final EIR, it would not increase water demand beyond what was forecast in the Final EIR. In addition, population growth in the city has actually been slower than was anticipated in the Final EIR. Pursuant to the General Plan, water conservation measures would continue to apply to new development. Impacts would remain less than significant.

Wastewater

The Final EIR estimated that new development facilitated by the General Plan would increase the city's average wastewater flow by 2.756 million gallons per day (mgd), or 34 percent, resulting in a total flow of 8.081 mgd. Implementation of the Brea Sewer Master Plan's recommended Capital Improvement Program from 2002, however, would provide for adequate wastewater capacity at buildout. Because the General Plan calls for the City to implement recommendations of the Sewer Master Plan, the Final EIR identified impacts related to wastewater generation as less than significant. The proposed Housing Element Update would not facilitate additional residential growth beyond what was considered in the Final EIR and therefore would not result in additional residential wastewater demand. Impacts would remain less than significant.

Solid Waste

The Final EIR identified less than significant impacts from the General Plan on solid waste. Although implementation of the General Plan would result in an increase in solid waste generation from new development, neither landfill serving the city (Frank R. Bowerman and Prima Deshecha) was not anticipated to close during the General Plan's 20-year planning period. In addition, the continued implementation of programs to divert solid waste to recycling, in compliance with AB 939, would reduce the amount of solid waste sent to landfills.

Residential development facilitated by the proposed Housing Element Update would be consistent with what was analyzed in the Final EIR since no land use designation or zone changes are proposed. As a result, such development would not generate additional solid waste beyond that considered in the Final EIR. The diversion of solid waste in compliance with AB 939 would continue to apply to new residential development. In 2007, the City strengthened its commitment to recycling by adding Chapter 8.29 to the Brea City Code, requiring the diversion of at least 50 percent of debris from construction and demolition (Brea, City Code, 2013). Currently, solid waste from the City goes primarily to the Olinda Alpha Landfill along Valencia Avenue to the north of Brea. This landfill was previously anticipated to close, but with improved recycling, technology, and community waste practices, capacity has not been reached. It is uncertain when the Olinda Alpha Landfill will reach capacity; however, the Frank R. Bowerman and Prima Deshecha landfills are available as backup options for disposal of solid waste. These landfills are expected to close no earlier than the year 2053 and retain sufficient capacity to accommodate solid waste generated in Brea (CalRecycle, 2013). Therefore, impacts on solid waste would remain less than significant.

CONCLUSION

The proposed 2014-2021 Housing Element Update is consistent with the Final EIR that was certified by the City in April 2003. Consequently, the proposed Housing Element Update would not create any new significant impacts or increased significant and unavoidable impacts as compared to what was identified in the Final EIR, and an Addendum is the appropriate environmental document under CEQA.

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ATTACHMENT 6. Project Plans

See the following link: http://cityofbrea.net/index.aspx?NID=166

Brea Place Project Description

LOCATION

The Brea Place project is located on approximately 30 acres in the northwest and northeast quadrants of the intersection of State College Boulevard and Birch Street in the City of Brea, California. The project site is situated within a fully-developed, urbanized portion of the City. Brea Mall is located to the south of the project site, and Brea Market Place is located west of the project site. Also west of the project site exists low density single-family development. To the north is low density single-family residential development. Interstate 57 is located east of the project site.

Immediately to the north of the project site is the Tracks at Brea Trail linear park. Tracks linear park is a four-mile corridor park running along newly acquired Union Pacific tracks in the City of Brea. The park is planned to connect the Brea Canyon Channel bikeway and Arovista Park, currently under construction, to a long portion of abandoned Union pacific tracks – home to future trail expansion. The long term goals for the park include connecting through La Habra to a rail-to-trail project along the active Union Pacific line in Whittier, and from there to the Whittier Greenway. The proposed Brea Place project would provide connection to the Tracks linear park, allowing future residents direct access to this important recreational amenity.

The project site is located on both sides of State College Boulevard, north of Birch Street, as two areas: the east area and the west area. Both the east and west areas have existing development that would remain with construction of the proposed project.

ZONING AND LAND USE

The east area of the project site, encompassing approximately 12- acres, is designated in the City of Brea General Plan as Regional Commercial and is zoned C-C (Major Shopping Center Zone). The C-C zone is established to provide for the development of large modern shopping center facilities to serve the community. Currently developed with a Claim Jumper restaurant in the southwest corner of the parcel and two two-building office complexes located in the northern two-thirds of the area, parking on this area is currently accommodated solely within surface parking lots. Heights of existing buildings on the east area range from one to three stories.

The project site's west area, encompassing approximately 18- acres, is designated in the City of Brea General Plan as Mixed Use 1 and is zoned MU-1. The MU-1 zoning district provides areas for intense, mixed-use urban environments that offer opportunities for people to live, work, shop, and recreate without having to use their vehicles. This designation encourages vertical and horizontal integration of compatible residential and non-residential uses, whereby the uses share the same structure or parcel. The Mixed-Use I designation applies to Downtown Brea, including the Birch Street Corridor, as well as other sites located throughout the community with ready access to major roadways and public transit. The residential density range in the MU-1 zone is 12.1 to 50 dwelling units per acre. The maximum allowed floor area ratio (FAR) is 3.00. Residential densities at the higher end of the range are allowed for developments that incorporate a mix of uses. The west area is currently developed with a two-building office complex located in the center of the site. Parking for this existing development is accommodated within a parking structure and surface parking lots. Existing building heights on the west parcel are six stories with a two-level parking garage (open deck parking level provided above a covered, above-ground level).

Additionally, the west area is identified in *Brea's Mixed-Use Districts: City Vision for Development Focused Development* as Site #3 and Site #4. Focused Development Site #3 encompasses in part the southern portion of the west area. This site is identified as *a key opportunity site to locate high density residential adjacent to the Mall, and to extend mixed-use development down Birch Street toward downtown Brea.* In this portion of the west area, the project proposes multi-family residential development and ground floor retail. Focused Development Site #4 encompasses in part the northern portion of the west area. This portion of the project site is adjacent to Tracks linear park, and development of this site is envisioned for *higher density residential uses adjacent*

to this trail [as] *a major tenant of Brea's General Plan.* In this portion of the west area, the project proposes multi-family residential development with direct access to the park. As such, the proposed project would be consistent with the goals and vision of Focused Development Site #3 and Site #4

Brea Place Project Description

PROPOSED DEVELOPMENT

The project proposes a health and wellness-oriented infill development that would maintain all existing uses and contribute additional uses, creating a horizontally and vertically mixed-use redevelopment of the project site, as well as providing additional passive recreation opportunities to the community through the provision of connecting pathways through the project to regional recreational and retail/employment amenities. The proposed project would redevelop the project site with a mix of retail (~17000 square feet), residential (747 units), and hotel (150 keys) uses. Residential density would be 43 dwelling units per acre, within the allowable range for the MU-1 zone.

On the east parcel, a four-story, 150-key hotel would be developed in the southern portion of the parcel between an existing Claim Jumper restaurant and an office complex. Parking for this hotel would include 72 new parking stalls and would be accommodated within surface parking. A shared parking analysis has been conducted reflecting the proposed shared utilization of parking between the existing office buildings and new hotel. The proposed hotel use is allowed within the existing C-C zone with the issuance of a Conditional Use Permit.

Within the west area, two multi-family residential developments are proposed: Site A in the southern portion of the area, and Site B in the northern portion of the area. The existing office buildings and parking structure would remain in the central portion of the parcel, with two additional levels added to the existing parking structure.

Site A would be constructed as a wrap-design multi-family project with five stories of residential building wrapped around a seven level parking structure. This development would feature a 13,000-square-foot neighborhood retail space fronting along Birch Street. The neighborhood retail space would be located along Birch Street, providing land use connection to and continuation of existing retail to the west. Where the residential units are located above the retail, the building would be five to seven stories, maintaining the five-story residential element above the retail podium at the corner of State College Boulevard and Birch Street. Architectural details would include a variety of finishes, such as natural-toned stucco and wood/wood type materials, metal panel, brick masonry, as well as recessed and protruding balconies and undulating planes of façade along the street frontages.

Site A would accommodate a total of 462 residential units (provided as studio, one-bedroom, and two-bedroom units). A total of 804 residential parking stalls would be provided. Residential amenities of Site A include a leasing office, fitness center, recreation area, rooftop pool terrace with lounge area, and clubhouse. Two City-planned bus rapid transit (BRT) stops would be located adjacent to Site A, one along State College Boulevard and one along Birch Street. This proposed residential and retail development is permitted within the existing MU-1 zone.

Site B would be constructed as a wrap-design multi-family project with a three-four- five-story residential building wrapped around a seven-level parking structure. Along the western boundary of Site B, where adjacent uses are single-family homes, development would be buffered by a fire lane; and building heights would step down to four and three stories. Additionally, along this western interface, a parkway element referred to as the Paseo would be provided. The Paseo would be separated from the adjacent neighborhood by existing walls. To the north, the building steps and staggers between three and four stories at the north elevation and steps back to five stories further south. The existing residential development would be separated from development on Site B by both a fire lane and the City's new Tracks at Brea Trail linear park. First floor entries to ground-floor units would be provided in this location from the parkway. Architectural details would include a variety of finishes, such as natural-toned stucco and wood/wood type materials, as well as recessed and protruding balconies and undulating planes of façade along the street frontages.

Site B would accommodate 285 residential units (provided as studio, one-bedrooms, and two-bedroom units). Residential amenities of Site B include a leasing office, fitness center, recreation area, rooftop pool terrace with lounge area, clubhouse, and flex space. Additional amenities include an outdoor bocce lounge and play area. A total of 523 parking stalls would be provided to serve the project. This proposed residential development is permitted within the existing MU-1 zone.

Tracks linear park would be accessible from the proposed project, allowing residents of both Site B and Site A direct access to the park. The Paseo would be integrated into the project site, connecting Tracks linear park to Brea Marketplace, a Target-anchored, newly redeveloped shopping center with a strong mix of national and local retailers, located immediately west of the project site. The Paseo would traverse the project site, extending from the northwest corner along Site B, then traveling east into the project site, then continuing south between the office buildings and parking structure, before connecting through to Brea marketplace between the existing parking structure and Site A. Additionally, The Paseo would connect along the western boundary of Site A to the neighborhood retail along Birch Street. The Paseo would be landscaped with a variety of trees and shrubs/groundcover to provide a pleasant path for users, in addition to hedges and vines that would clad the parking structure and site-specific landscaping for Site A and Site B. Lighting and hardscape materials would create a consistent and safe pathway

Community amenities would be provided for the entirety of the west area. These include the neighborhood retail corridor along Birch Street, the farmer's market park, and the Paseo. The farmers market would be accommodated in surface parking areas east of the existing office buildings at days and times that do not conflict with office parking use.

PROJECT ACTIONS

Discretionary actions for the proposed project include:

- A Conditional Use Permit for the development of a hotel within the C-C zone.
- A Conditional Use Permit for shared parking
- A Precise Development Review for the multi-family development proposed on the west area.
- A Parcel Map for the entire development proposal.

HWA PARKING
strickland | jamail
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5113 SOUTHWEST PKWY | SUITE 295 | AUSTIN | TEXAS 78735 | P 512 306 8722

EXECUTIVE SUMMARY

To: Bhavesh Parikh
Hines

Date: February 15, 2017

From: Matt Strickland

Pages: 4

RE: Birch & State College MU Development – Parking Demand Analysis

Introduction:
The following report summarizes parking demand analysis for the Birch & State College Mixed-Use Development in Brea, California. The purpose of this study is to identify the appropriate amount of parking for the planned mixed-use development.

Background:
The project is located at Birch Street & State College Boulevard. Existing office uses with associated parking currently occupy the project site. The infill development proposes to add residential and retail uses at the West portion of the development and a hotel use to the East portion of the development. Additionally, the proposed development plans to expand the capacity of the existing free-standing parking garage. The current garage capacity of 474 spaces will be increased by an additional 537 spaces for a new parking garage capacity of 1,011 spaces. For detailed use and parking stall information, refer to the Parking Calculation Table on page 5.

West Parcel - Existing		
Existing Office	294,881	SF*
Existing Parking	1,271	SP

East Parcel - Existing		
Existing Office	202,734	SF*
Existing Parking	1,028	SP

West Parcel - Proposed		
Existing Office	294,881	SF*
Bldg A Residential	462	Units
Bldg B Residential	285	Units
Retail	16,897	SF
Parking	2,508	SP**

East Parcel - Proposed		
Existing Office	202,734	SF*
Hotel	150	Rooms
Parking	952	SP

*Office SF is established by BOMA measurement standards
**Includes 1,011 parking spaces at expanded, free-standing parking structure

ULI Shared Parking Analysis
The analysis is based on methodologies established in the Urban Land Institute's 2005 Shared Parking study. As published in the ULI's report, "*…combinations of land uses require less parking than the same land uses in free-standing locations*". Shared parking analysis adjusts typical free-standing parking generation rates (expressed as the number of spaces required per unit of land use) for four factors that influence accumulation patterns:

1. *Drive Ratio factors adjust parking requirements to reflect various modes of transportation to/from the site, such as walk up, bus, rubber tire shuttle, and car-pooling. Also referred to as a drive ratio, a factor of 95% indicates 95 of 100 trips to the site occurred in a vehicle that will park on site.*
2. *Captive Market factors adjust gross parking requirements to recognize that patrons are frequently parked for more than one land use, and do not require a space. (i.e. the office worker who is going to lunch down stairs does not simultaneously require a space at his office and restaurant).*
3. *Seasonal factors adjust generation rates to reflect seasonal variation in land uses, and therefore parking patterns (i.e. retail patronage does not peak in the summer time, but movie attendance does).*
4. *Hourly factors adjust parking rates to reflect accumulation patterns throughout the day to recognize that land uses do not simultaneously generate demand for parking at the same time (i.e. hotel parking requirements peak at night when offices need very few, if any, spaces).*

Shared parking methodology multiplies free-standing generation rates by the previously described adjustment factors to identify the number of spaces required at each hour of the day, for each month of the year on weekdays and weekends. Tables identifying weekday hourly accumulation patterns for each month are included in the appendix.

The building program areas for each use have been provided by the client and the base parking ratios are based on city code minimum ratios and market lease goals for the project. The *Drive Ratio* and *Captive Market* factors for tenants and visitors have not been adjusted.

Drive Ratio factors assume as much as 5% of office tenants and 20% of hotel guests will arrive by some other mode of transportation other than driving a vehicle (mass transit, walking, bicycle, etc.). This assumption is strongly supported by the close proximity of the proposed BRT station on Birch Street. The majority of the campus will be within ¼ mile radius of the station, which results in less than a 5 minute walk to the furthest point. Additionally, given the large amount of residential units and the mixed-use nature of the site, the *Captive Market* factors for retail have been reduced by 10%.

The table on the attached summary page identifies the number of vehicles generated by each use that will be on-site at the peak time. The last column expresses peak shared parking as a percentage of the free-standing, or code required parking requirements without shared parking. The code required parking is calculated at 3,531 spaces and does not account for any shared parking that is inherent in a mixed-use project. Additional tables that illustrate peak hourly and seasonal parking demand patterns are also attached.

Parking for the anticipated mix of land uses will peak at 3,210 vehicles at 2:00 P.M. on weekdays in June. Compared to the estimated 3,460 planned parking spaces, the site is expected to have an overall parking surplus of 250 spaces during the peak period. The peak weekday demand period occurs primarily between 9:00 A.M. and 4:00 P.M. and is largely driven by the office use. As a result, off-peak periods benefit from significant parking surpluses. Due to the expected parking surpluses no parking is expected to overflow into the adjacent neighborhoods.

As illustrated in the attached Overall Parking Supply/Demand Site Plan, during the peak period, each use is adequately supported by adjacent parking facilities that are within close proximity to the demand generators. Parking for the West portion of the development is anticipated to peak at 2,429 spaces and the East portion of the development is anticipated to peak at 781 spaces. The West portion proposes a parking capacity of 2,508 spaces, and the East 952 spaces, which results in parking surpluses of 79 and 171 spaces, respectively. Parking is not anticipated to be shared across State College Boulevard since each portion of the development can adequately support the parking demands with the amount of parking proposed within their respective parcel. The small deficits for the residential uses are easily accommodated within the surpluses contained within the adjacent freestanding parking structure in the East parcel.

Adjacent Uses

Brea Place was historically part of a larger series of land parcels owned by the Brea Olinda Unified School District as well as Lowe Enterprises. Brea Place today is comprised of what was previously referred to as Brea Corporate Place and Brea Financial Commons. Over time the land parcels and buildings have been sold and/or leased to various groups. The Brea Marketplace, directly to the west of Brea Place, was sold to Regency and developed as a shopping center inclusive of anchor tenants such as Target and Sprouts. At the eastern side of the site, the Claim Jumper restaurant, not part of the Brea Place site and owned by a non-affiliated property owner, resides as an adjacent parcel similar to Brea Marketplace. As a result of the adjacency and historical common ownership, shared parking rights were available across parcels.

Brea Marketplace:

In accordance with Amended Development Agreement (D.A. 89-2) Concerning the Present Site of the Brea-Olinda High School, reference was made to a cinema and specifically that parking spaces available for office uses shall be deemed to be jointly available for use by the cinema. The original DA identified that the cinema use was only permitted after 6:00 pm on weekdays and matinees were only permitted on Saturdays, Sundays, and

Holidays. Per the D.A. 89-2, reciprocal parking and access easements were to be provided to reflect such parking rights. Per the First Amendment to the Restated and Amended Declaration of Protective Covenants, Conditions and Restrictions and Reciprocal Easement Agreement for Brea Corporate Place executed on December 28, 1993 ("Agreement), a Cinema Building Owner has nonexclusive use of no more than 750 spaces provided that a Motion Picture Theatre is being operated in the Cinema Building. The nonexclusive use is restricted to Monday through Friday from 6:00 pm until 3:00 am; Saturday and Sundays from 9:00 am until 3:00 am, and National Holidays from 9:00 am to 3:00 am. The restricted timeframes for exclusive use were established so at to not conflict with office use parking. As a result of the Regency's Brea Marketplace shopping center not including a cinema use, the nonexclusive use of the 750 spaces has not been enacted. Furthermore, the Agreement encumbered the leasehold estate in Brea Corporate Place and by its terms the Agreement terminated when the leasehold estate terminated. Since the leasehold estate was terminated when Hines acquired fee title to the Property all of the rights and obligations under the Agreement would have been extinguished. To the extent there is a Cinema Building which is utilized for a Motion Picture Theatre at some point in the future, the 750 spaces could be accommodated in the expanded office parking structure designed to include 1,011 spaces. However, there would need to be a new agreement in place to allow this use. Since the predominant use of that garage is for office tenants, the time of day use will not conflict with the hours outlined in the Agreement and mentioned above.

Claim Jumper:

The original Development Agreement required 8 spaces per 1000 for restaurant use. Considering the Claim Jumper is 11,000 SF, that would equate to 88 spaces. Per the Amended and Restated Declaration of Protective Covenants, Conditions, and Restrictions for Brea Financial Commons executed January 31st, 1984 ("Original Agreement"), the Claim Jumper restaurant had nonexclusive use of parking spaces at a ratio of 10 parking spaces per 1,000 SF in addition to 1 parking space for the lot owner. With a building size of 11,000 SF, under that agreement the Claim Jumper had the ability to park in 111 spaces at any parcel within the Agreement. The 100, 120, 130, and 140 office building tenants had the ability to park at a ratio of 4 per 1000 SF at any parcels within the Original Agreement. The original Development Agreement had contemplated 4 spaces per 1000 SF as well.

With common ownership across many of the parcels both at Brea Corporate Place and Brea Financial Commons, a new Master Declaration of Covenants, Conditions, and Restrictions and Establishment of Easements for Brea Place ("New Agreement") has been prepared and the Claim Jumper parking rights have been slightly modified. The Claim Jumper now has access to park only on their own parcel and the office building tenants no longer have rights to park on the Claim Jumper parcel. That equates to the utilization of 106 spaces that reside within the Claim Jumper parcel. As a result, the parking allocation for the Claim Jumper has essentially remained unchanged and is in excess of what was contemplated in the original Development Agreement.

The Parking Study does not contemplate the use of the Claim Jumper parking stalls in the analysis.

Local Precedents

There are two local precedent projects worth noting as it relates to the residential parking requirements. The Apartments at La Floresta project and the Century Park Village project, both in Brea. As shown in the table below, the proposed average parking ratio for the residential component of the Birch & State College MU Development is comparable.

Local Precedent	Residential Units	Parking Provided	Blended Parking Ratio*
Apartments at La Floresta	204	337	1.65
Century Park Village	452	805	1.78
Birch & State College	747	1,327	1.78

*Blended Parking Ratio is total number of parking stalls divided by total number of units

HWA PARKING
strickland | jamail

Brea Place Parking Operations

West Side Parking Management:

At Full Buildout of Brea Place, there will be a total supply of 2,508 parking stalls on the west side of State College. The shared demand amongst the west side uses (residential, office and retail) is anticipated to be 2,429 stalls, yielding a surplus of 79 stalls. The office parking structure and surface parking lot facing State College will be monitored and surplus spaces will be counted by Brea Place Property Management and Brea Place Security throughout the day to ensure adequate surplus exists. In the unlikely event an extreme condition arises in which the west side parking demand exceeds the supply at any given time in the day, there is a surplus of another 171 stalls on the east side of State College which will accommodate the overflow. In the event there is a prolonged period of overflow on the west side, Brea Place Property Management will implement either a "hang-tag" system (identifying each of the office tenants and each of the residents) or a parking gate system and enforce accordingly. The identified office tenants will be permitted to park in the structure only during normal office hours and the residents only during peak residential hours (i.e. when the residential wrap parking structures may be full).

East Side Parking Management (excludes Claim Jumper which is self-parked on their parcel)

At Full Buildout, there will be a total supply of 952 parking stalls on the east side of State College. The shared demand amongst the east side uses (hotel and office) is anticipated to be 781 stalls, yielding a surplus of 171 stalls. The surface parking lots on the east side will be monitored and surplus spaces will be counted by Brea Place Property Management and Brea Place Security throughout the day to ensure adequate surplus exists. In the unlikely event there is not as much surplus parking as is anticipated, Brea Place Property Management will implement either a "hang-tag" system (identifying each of the office tenants and each of the hotel guests) or a parking gate system and enforce accordingly. Of note, even if we assume no parking sharing and the hotel and office on the east side must be parked 100% to the City of Brea code, the supply of 952 stalls exceeds the code requirement of 895 stalls (1/key for 150 key hotel and 745 for office buildings).

West Side and East Side Combined

In summary, there will be a total supply of 3,460 parking stalls on the Brea Place campus. The shared demand amongst all campus uses (residential, office, retail, and hotel) is anticipated to be 3,210 stalls, yielding a surplus of 250 stalls. Brea Place Property Management and Brea Place Security will continually monitor parking usage and to the extent there is not an adequate surplus, a "hang-tag" or parking gate system will be implemented with specific access rights given to the different uses based on typical time-of-day usage. While it is unlikely, in the event there is more demand than supply at any given time on the west or east side of State College, the lots can be used for overflow for each other given both lots have surplus parking.

cc: file

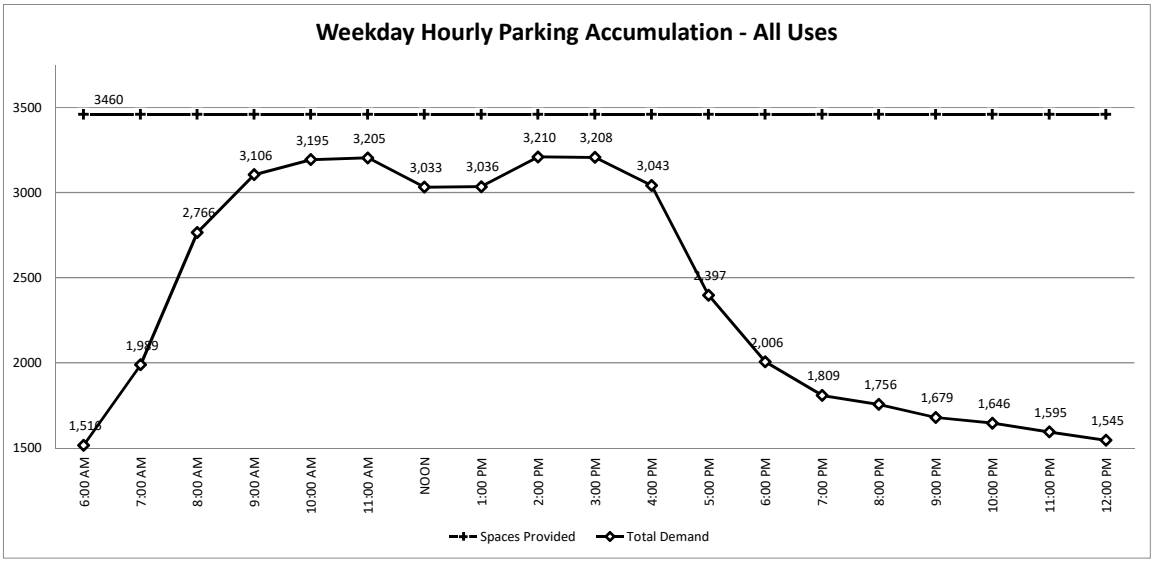
HWAPARKING
strickland | jamail

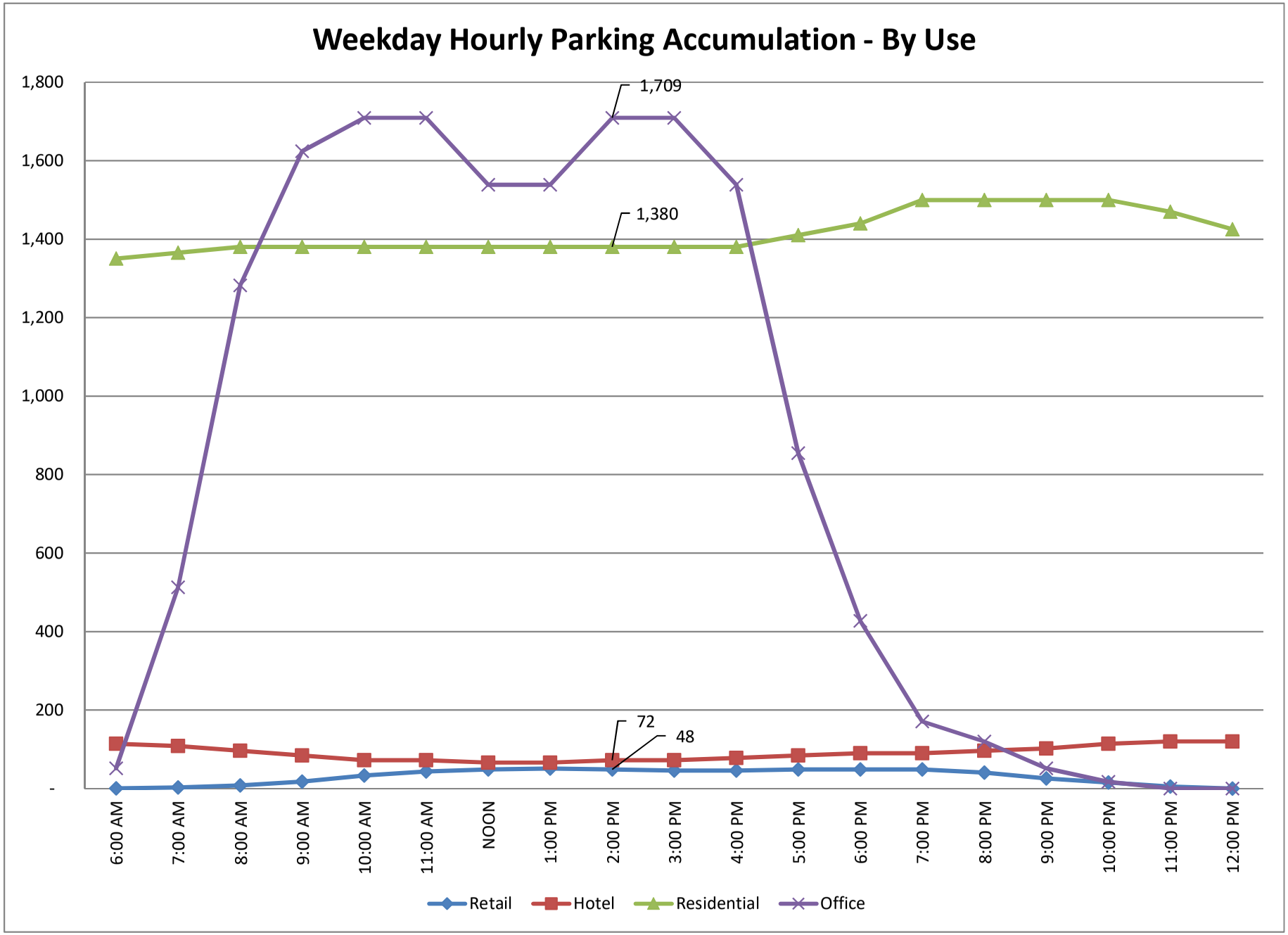
Birch & State College Mixed-Use Development — Parking Calcluation Table

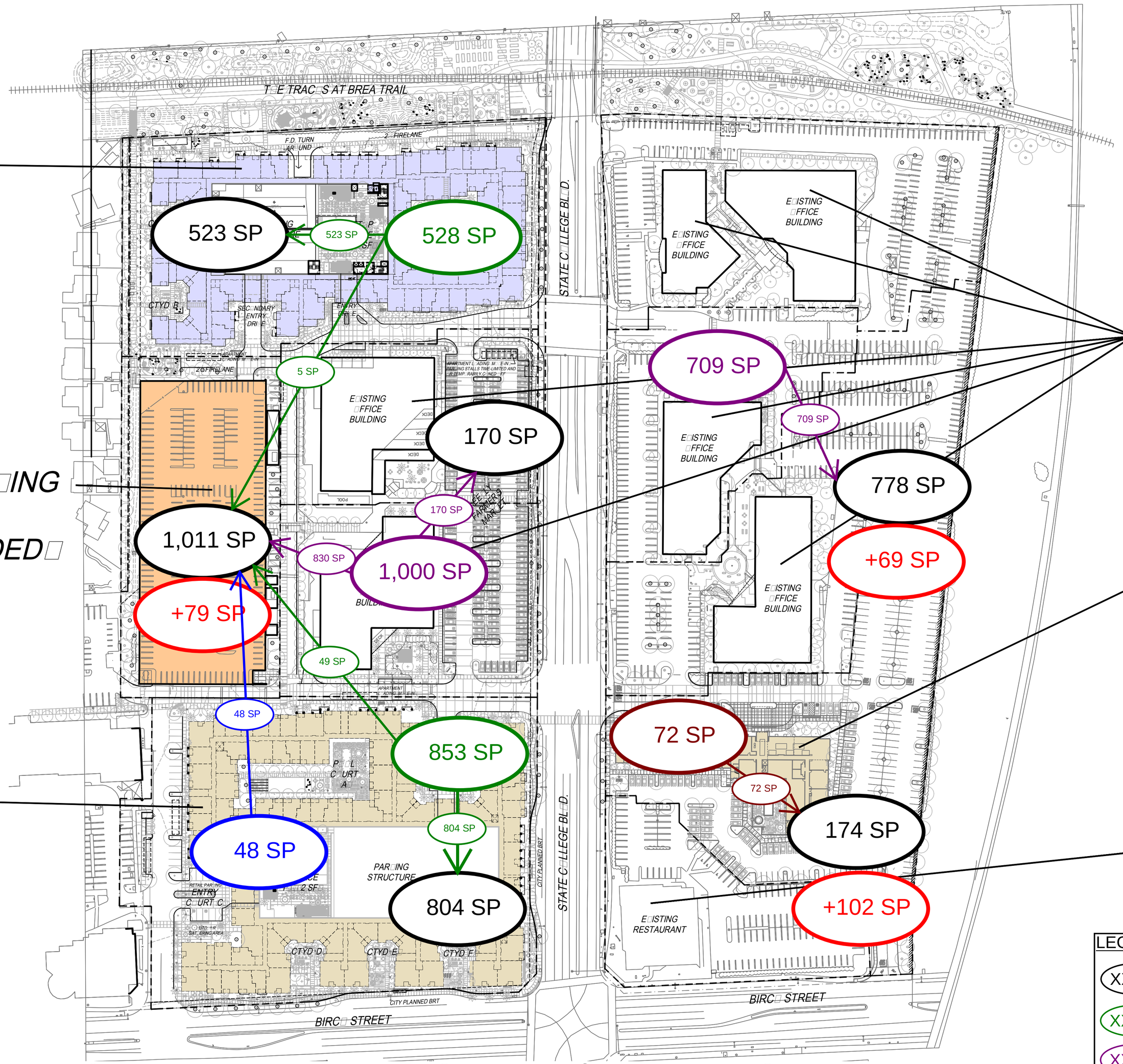
Shared Parking Calculations - **City of Brea Generation Rates** — **February 15, 2017**

Peak Demand - Weekday June, 2:00 P.M.

	Land Use	Units		Base Ratio		Drive Ratio	Captive Market	Seasonal Factor	Hourly Factor		Shared Demand	Non-Shared Code Requirement	% of Non-Shared
WEST PARCEL	**Retail**	16.90 ksf	x	5.00 /ksf	x	1.00 x	0.90 x	67% x	95%	=	48	84	57%
	Subtotal Retail Demand										48		
	Retail Parking Provided										48		
	Retail Parking Surplus/(Deficit)										(0)		
	Bldg 'A' Studio	54 units	x	1.50 /unit	x	1.00 x	1.00 x	100% x	100%	=	81	81	100%
	Bldg 'A' 1 BR	252 units	x	1.75 /unit	x	1.00 x	1.00 x	100% x	100%	=	441	441	100%
	Bldg 'A' 2 BR	156 units	x	2.00 /unit	x	1.00 x	1.00 x	100% x	100%	=	312	312	100%
	Bldg 'A' Residential Guest	462 units	x	0.20 /unit	x	1.00 x	1.00 x	100% x	20%	=	18	93	20%
	Subtotal Bldg 'A' Residential Demand										853	927	
	Bldg 'A' Residential Parking Provided										804		
	Bldg 'A' Residential Parking Surplus/(Deficit)										(49)	*Parking accommodated in Free-Standing Garage*	
	Bldg 'B' Studio	27 units	x	1.50 /unit	x	1.00 x	1.00 x	100% x	100%	=	41	41	99%
	Bldg 'B' 1 BR	160 units	x	1.75 /unit	x	1.00 x	1.00 x	100% x	100%	=	280	280	100%
	Bldg 'B' 2 BR	98 units	x	2.00 /unit	x	1.00 x	1.00 x	100% x	100%	=	196	196	100%
	Bldg 'B' Residential Guest	285 units	x	0.20 /unit	x	1.00 x	1.00 x	100% x	20%	=	11	57	20%
	Subtotal Bldg 'B' Residential Demand										528	574	
	Bldg 'B' Residential Parking Provided										523		
	Bldg 'B' Residential Parking Surplus/(Deficit)										(5)	*Parking accommodated in Free-Standing Garage*	
	Existing West Parcel Office	251.87 ksf	x	4.00 /ksf	x	0.95 x	1.00 x	100% x	100%	=	957	1,007	95%
	Existing West Parcel Office Storage	43.01 ksf	x	1.00 /ksf	x	1.00 x	1.00 x	100% x	100%	=	43	43	100%
	Subtotal West Parcel Office Demand										1,000	1,050	
	West Parcel Office Parking Provided										1,000		
	West Parcel Office Parking Surplus/(Deficit)										0		
									West Parcel Parking Demand		**2,429**	2,636	92%
									West Parcel Parking Provided		**2,508**		
									Overall Parking Surplus / (Deficit)		**79**		
EAST PARCEL	**Existing East Parcel Office**	180.92 ksf	x	4.00 /ksf	x	0.95 x	1.00 x	100% x	100%	=	687	724	95%
	Existing East Parcel Office Storage	21.82 ksf	x	1.00 /ksf	x	1.00 x	1.00 x	100% x	100%	=	22	22	100%
	Subtotal East Parcel Office Demand										709	745	
	East Parcel Office Parking Provided										709		
	East Parcel Office Parking Surplus/(Deficit)										0		
	Hotel	150 rooms	x	1.00 /room	x	0.80 x	1.00 x	100% x	60%	=	72	150	48%
	Subtotal Hotel Demand										72		
	Hotel Parking Provided										72		
	Hotel Parking Surplus/(Deficit)										0		
									East Parcel Parking Demand		**781**	895	87%
									East Parcel Parking Provided		**952**		
									Overall Parking Surplus / (Deficit)		**171**		
									TOTAL DEMAND		**3,210**	3,531	91%
									Existing number of spaces on both parcels		2,299		
									Existing spaces displaced		(703)		
									Existing Garage Vertical Expansion (net spaces gained)		537		
									New residential structured parking spaces		1,327		
									TOTAL ESTIMATED PARKING SPACES PROVIDED		**3,460**		
									Overall Parking Surplus / (Deficit)		**250**		




Weekday Hourly Parking Accumulation - By Use
1,800
1,600
1,400
1,200
1,000
800
600
400
200
-
1,709
1,380
72
48
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
NOON
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
12:00 PM
Retail
Hotel
Residential
Office



PR□P□SED RESIDENTIAL SITE □B□

E□ISTING PAR□ING STRUCTURE □2-LE□ELS ADDED□

PR□P□SED RESIDENTIAL SITE □A□

E□ISTING □FFICE BUILDINGS

PR□P□SED □□TEL SITE

E□ISTING RESTAURANT

P□ASING LEGEND

□SUB□ECT T□ C□ANGE□

- P□ASE 1
- P□ASE 2
- P□ASE □

LEGEND

- XX SP — PROVIDED PARKING SPACES
- XX SP — RESIDENTIAL PARKING SHARED DEMAND
- XX SP — OFFICE PARKING SHARED DEMAND
- XX SP — HOTEL PARKING SHARED DEMAND
- XX SP — RETAIL PARKING SHARED DEMAND
- XX SP — SURPLUS PARKING

HWA Parking, LLC January 12, 2016

OVERALL PARKING SUPPLY/DEMAND SITE PLAN

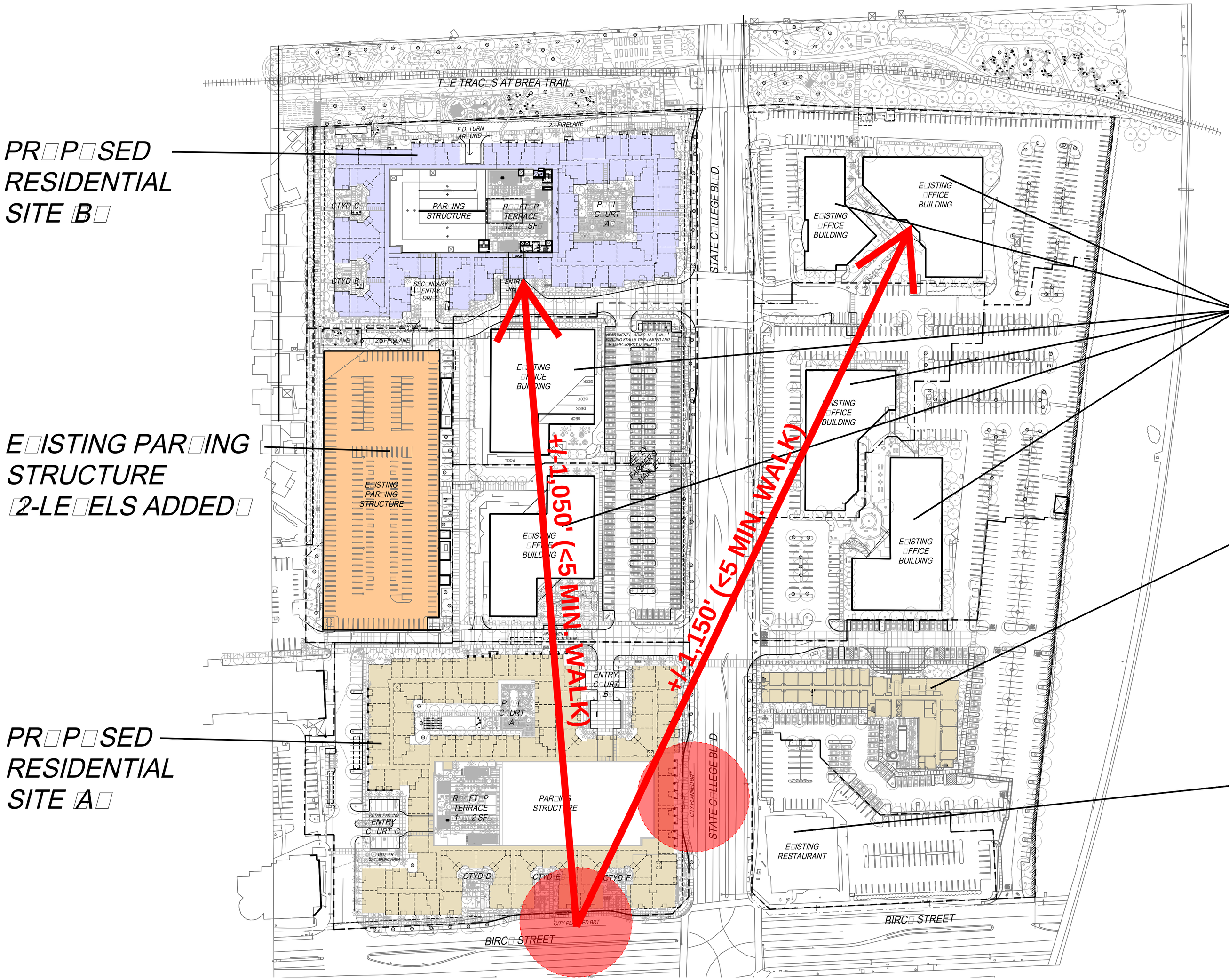
BIRC□ □ STATE C□LLEGE MI□ED-USE DE□EL□PMENT

BREA□CA

□INES

ARC□ITECTS □RANGE

1□□ N□RT□ □RANGE ST. □□RANGE□ CALIF□RNIA □2□□□ □□1 □□□□□-□□□0



DISTANCE FROM BRT STATION TO FURTHEST DESTINATIONS

BIRCH & STATE COLLEGE MIXED-USE DEVELOPMENT

BREA, CA

LINES

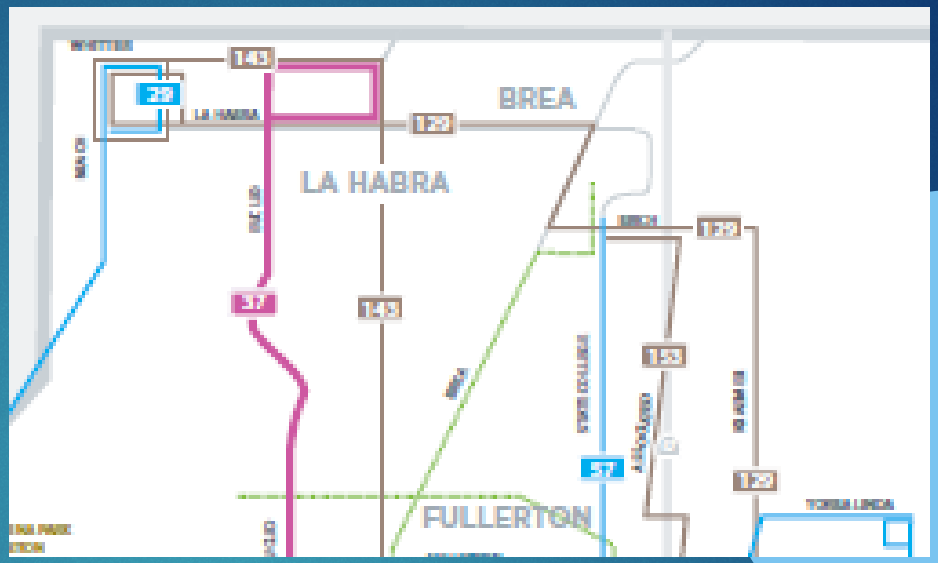
ARCHITECTS ORANGE

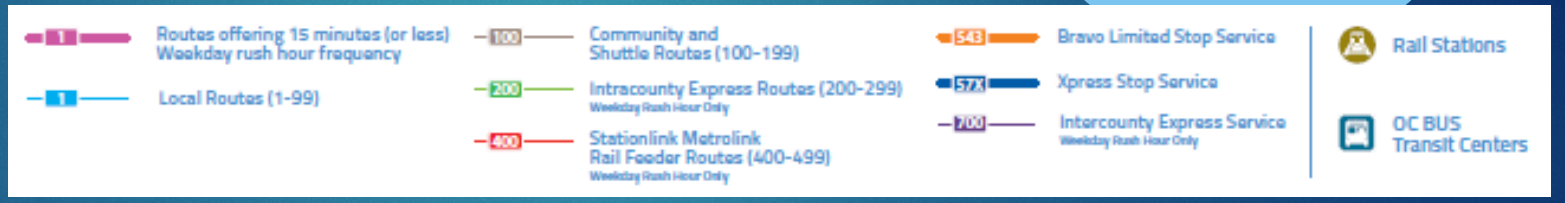
1000 NORTH ORANGE ST. ORANGE, CALIFORNIA 92000 (000) 000-0000

HWA Parking, LLC January 10, 2017

EXHIBIT - A
BUS ROUTES

North County
System Maps
Effective October 9, 2016

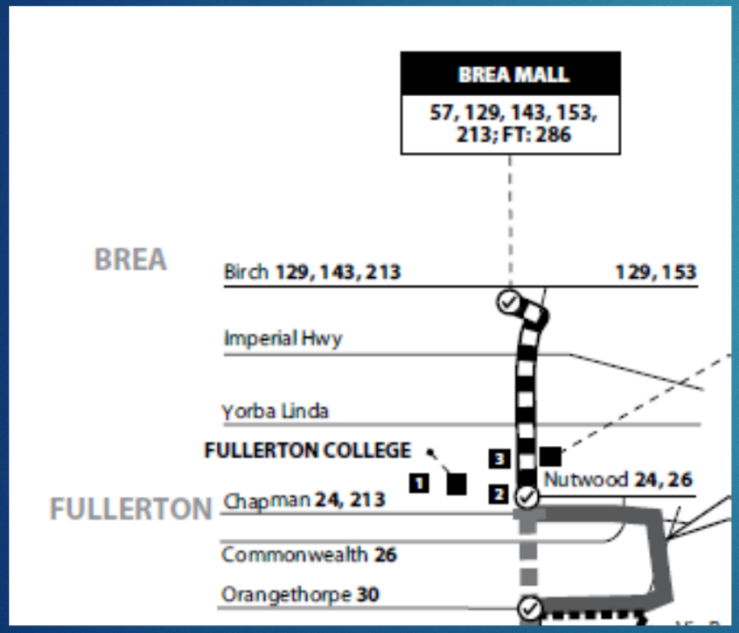




Bus Routes

57/57X

Brea to Newport Beach
via State College Blvd / Bristol St



SERVICE TO / SERVICIO A

Brea
- Brea Mall
- Brea Civic Center

Fullerton
- Craig Regional Park
1 - Fullerton Union High School
- Fullerton College
2 - La Vista High School
3 - Troy High School
- Cal State Fullerton
- Hope International University
- Western State University Law School

Anaheim
- Angel Stadium of Anaheim
4 - Sycamore Junior High School
5 - South Junior High School
6 - Katella High School

Orange
- The Outlets at Orange
- UCI Medical Center
- Lamoreaux Justice Center
- Theo Lacy Jail
- Orangewood Children's Home

Santa Ana
- Bristol Marketplace
- Santa Ana College
7 - Gonzalo Felicitas Mendez Fundamental Intermediate School
8 - Mater Dei High School
- Coastal Communities Hospital
- South Coast Village
9 - Saddleback High School

Costa Mesa
- Orange County Performing Arts Center
- Costa Mesa Library
- South Coast Plaza

Newport Beach
- Platt College
- Interior Design Institute
- Orange County Museum of Art
10 - Corona Del Mar High School
- Newport Center/Fashion Island
- Newport Sports Museum
- Newport Transportation Center
- Newport Beach Civic Center and Park

143

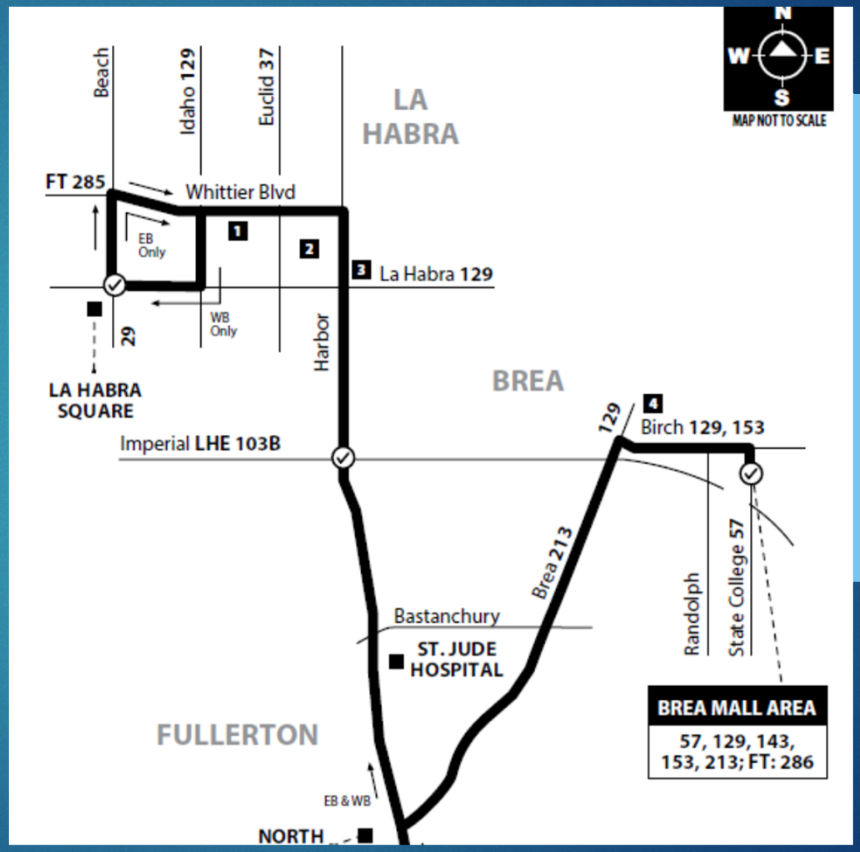
La Habra to Brea
via Whittier Blvd / Harbor Blvd / Brea Blvd / Birch St

SERVICE TO / SERVICIO A

La Habra
- Whittier Christian High School
- La Habra Square
1 - La Habra High School
2 - Washington Middle School
2 - Sonora High School

Brea
- Brea Mall
- Brea Marketplace
- Brea Civic Center
- Brea Promenade
4 - Brea Junior High School

Fullerton
- St. Jude Hospital
- North Court
5 - Fullerton Union High School
- Fullerton College
- Fullerton Transportation Center (Metrolink/Amtrak)



153

Brea to Anaheim
via Placentia Ave

SERVICE TO / SERVICIO A

Brea
- Brea Mall
- Brea Civic Center

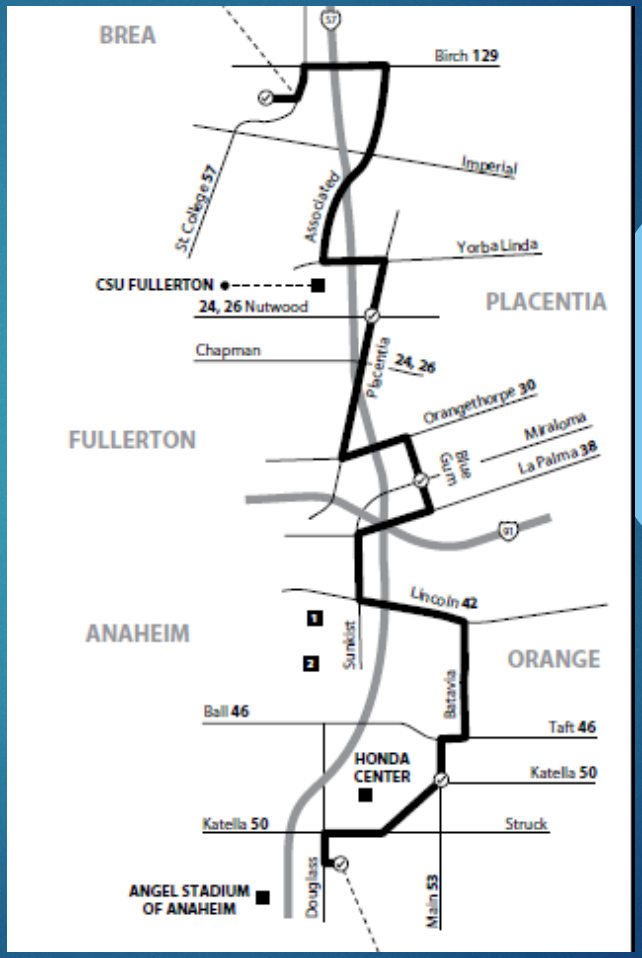
Placentia
- Placentia Plaza

Fullerton
- Southern California College of Optometry
- Community Center
- Cal State University Fullerton
- Hope International University

Anaheim
- Anaheim Regional Transportation Intermodal Center (ARTIC)
- Anaheim Canyon Business Center

1 - South Junior High School
2 - Katella High School

Orange
- Batavia Industrial Park



213/A

Brea to Irvine Express
via 55 Fwy

SERVICE TO / *SERVICIO A*

Brea
- Brea Park-and-Ride
1 - Brea Junior High School
- Brea Mall

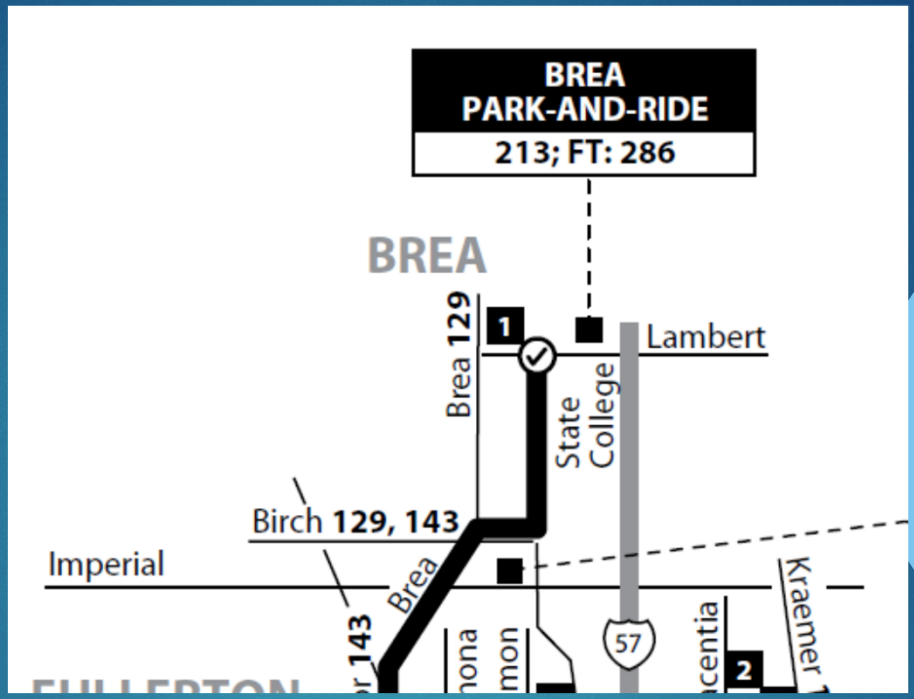
Placentia
2 - Valencia High School
3 - Kraemer Middle School

Fullerton
- Fullerton College
4 - Fullerton Union High School
5 - Troy High School
6 - Ladera Vista Junior High School
- Fullerton Transportation Center (Metrolink/Amtrak)

Anaheim
- Anaheim Canyon Business Center

Orange
- Lincoln Park-and-Ride
- The Village at Orange

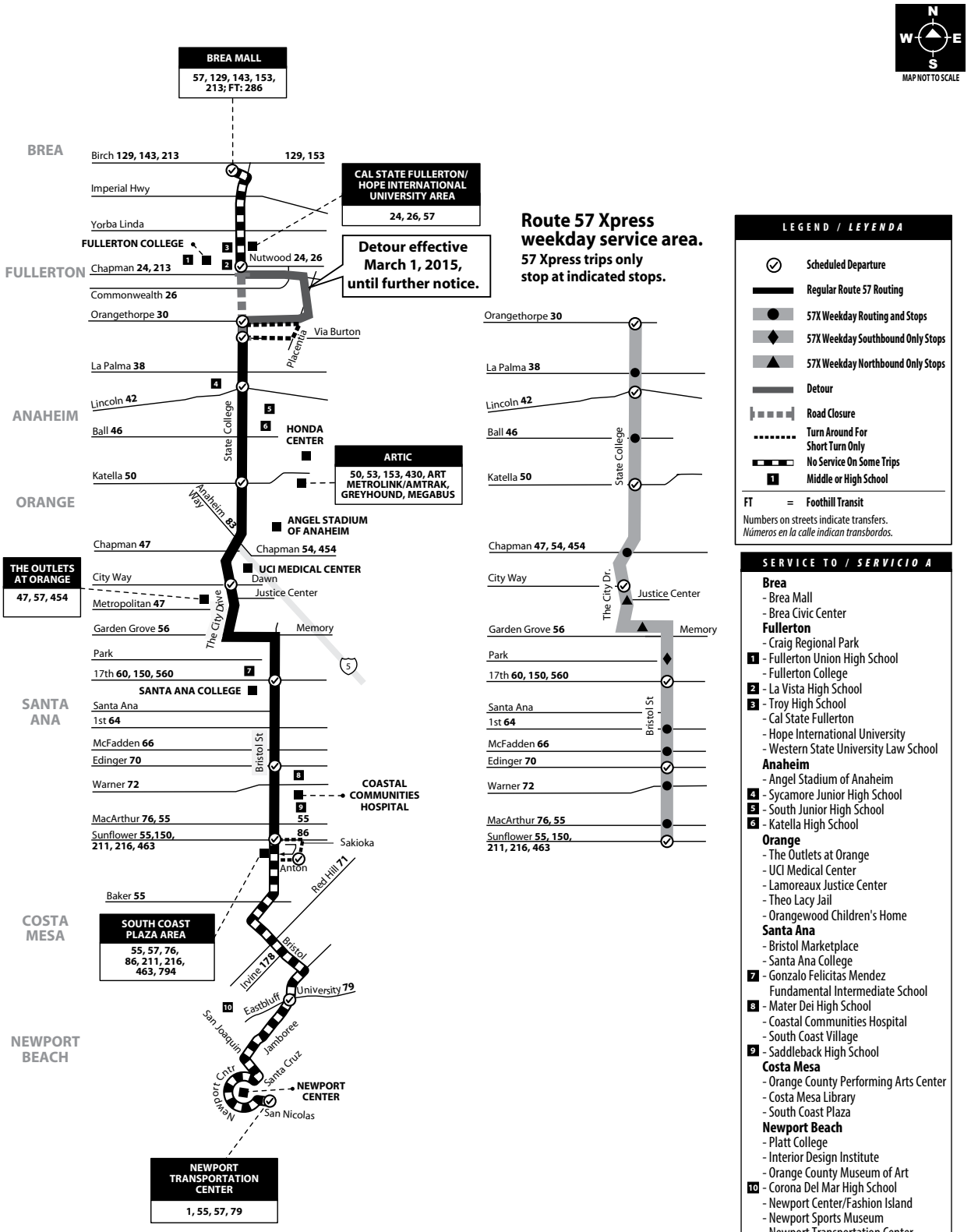
Irvine
- Irvine Business Complex
- Park Place
- UC Irvine
- University Research Park



57/57X

Brea to Newport Beach

via State College Blvd / Bristol St



LEGEND / *LEYENDA*

- Scheduled Departure
- Regular Route 57 Routing
- 57X Weekday Routing and Stops
- 57X Weekday Southbound Only Stops
- 57X Weekday Northbound Only Stops
- Detour
- Road Closure
- Turn Around For Short Turn Only
- No Service On Some Trips
- 1 Middle or High School

FT = Foothill Transit

Numbers on streets indicate transfers.
Números en la calle indican transbordos.

SERVICE TO / *SERVICIO A*

Brea
- Brea Mall
- Brea Civic Center

Fullerton
- Craig Regional Park
- 1 - Fullerton Union High School
- Fullerton College
- 2 - La Vista High School
- 3 - Troy High School
- Cal State Fullerton
- Hope International University
- Western State University Law School

Anaheim
- Angel Stadium of Anaheim
- 4 - Sycamore Junior High School
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Orange
- The Outlets at Orange
- UCI Medical Center
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Newport Beach
- Platt College
- Interior Design Institute
- Orange County Museum of Art
- 10 - Corona Del Mar High School
- Newport Center/Fashion Island
- Newport Sports Museum
- Newport Transportation Center
- Newport Beach Civic Center and Park

Route 057/083016

Brea to Newport Beach
via State College Blvd / Bristol St

57/57X

Monday - Friday
NORTHBOUND To: Brea

57 Xpress Trips	Newport Transportation Center	Jamboree & University	Anton & Sakioka	Bristol & Sunflower	Bristol & Edinger	Bristol & 17th	The Outlets at Orange	State College & Katella	State College & Lincoln	State College & Orangethorpe	State College & Via Burton	State College & Nutwood	Brea Mall
			4:01	4:04	4:13	4:21	4:26	4:32	4:40	·····	4:44	4:53	5:03
	4:10	4:19	·····	4:29	4:38	4:46	4:51	4:57	5:05	·····	5:09	5:18	5:28
	4:30	4:39	·····	4:49	4:59	5:12	5:17	5:25	5:37	·····	5:42	5:54	6:04
	4:56	5:05	·····	5:15	5:25	5:38	5:43	5:51	6:03	·····	6:08	6:20	6:30
	5:15	5:24	·····	5:34	5:44	5:57	6:03	6:09	6:20	·····	6:26	6:37	6:48
	5:30	5:39	·····	5:49	5:59	6:12	6:18	6:24	6:35	·····	6:41	6:52	7:03
	5:45	5:54	·····	6:04	6:14	6:27	6:33	6:39	6:50	·····	6:56	7:07	7:18
57X	6:02	6:11	·····	6:22	6:30	6:41	6:48	6:55	7:05	7:11	·····	7:22	7:35
			6:21	6:24	6:38	6:51	6:59	7:07	7:18	7:31			
57X	6:23	6:32	·····	6:43	6:51	7:02	7:09	7:16	7:26	7:32	·····	7:43	7:56
			6:41	6:44	6:58	7:11	7:19	7:27	7:38	7:51			
57X	6:36	6:45	·····	6:58	7:07	7:22	7:29	7:37	7:47	7:53	·····	8:06	8:19
			7:01	7:04	7:18	7:31	7:39	7:47	7:58	8:11			
57X	6:56	7:05	·····	7:18	7:27	7:42	7:49	7:57	8:07	8:13	·····	8:26	8:39
			7:21	7:24	7:38	7:51	7:59	8:07	8:18	8:31			
57X	7:16	7:25	·····	7:38	7:47	8:02	8:09	8:17	8:27	8:33	·····	8:46	8:59
			7:42	7:45	7:59	8:12	8:20	8:28	8:39	8:52			
57X	7:40	7:51	·····	8:05	8:15	8:25	8:31	8:37	8:45	8:51	·····	9:02	9:14
			8:03	8:06	8:20	8:33	8:41	8:49	9:00	9:13			
57X	8:00	8:11	·····	8:25	8:35	8:45	8:51	8:57	9:05	9:11	·····	9:22	9:34
			8:23	8:26	8:40	8:53	9:01	9:09	9:20	9:33			
57X	8:20	8:31	·····	8:45	8:55	9:05	9:11	9:17	9:25	9:31	·····	9:42	9:54
			8:43	8:46	9:00	9:13	9:21	9:29	9:40	9:53			
57X	8:40	8:51	·····	9:05	9:15	9:25	9:31	9:37	9:45	9:51	·····	10:02	10:14
			9:03	9:06	9:20	9:33	9:41	9:49	10:00	10:13			
57X	9:00	9:11	·····	9:25	9:35	9:45	9:51	9:57	10:05	10:11	·····	10:22	10:34
			9:26	9:30	9:42	9:55	10:02	10:11	10:23	10:36			
57X	9:23	9:34	·····	9:48	9:58	10:08	10:14	10:20	10:28	10:34	·····	10:45	10:57
			9:50	9:54	10:06	10:19	10:26	10:35	10:47	11:00			
57X	9:47	9:58	·····	10:12	10:22	10:32	10:38	10:44	10:52	10:58	·····	11:09	11:21
			10:14	10:18	10:30	10:43	10:50	10:59	11:11	11:24			
57X	10:11	10:22	·····	10:36	10:46	10:56	11:02	11:08	11:16	11:22	·····	11:33	11:45
			10:38	10:42	10:54	11:07	11:14	11:23	11:35	11:48			
57X	10:26	10:39	·····	10:53	11:09	11:19	11:26	11:31	11:39	11:45	·····	11:56	**12:09**
			11:02	11:06	11:18	11:31	11:38	11:47	11:59	**12:12**			
57X	10:48	11:01	·····	11:15	11:31	11:41	11:48	11:53	**12:01**	**12:07**	·····	**12:18**	**12:31**
			11:22	11:26	11:38	11:51	11:58	**12:07**	**12:19**	**12:32**			
57X	11:08	11:21	·····	11:35	11:51	**12:01**	**12:08**	**12:13**	**12:21**	**12:27**	·····	**12:38**	**12:51**
			11:37	11:41	11:56	**12:12**	**12:19**	**12:28**	**12:39**	**12:51**			
57X	11:32	11:45	·····	**12:02**	**12:13**	**12:24**	**12:31**	**12:38**	**12:49**	**12:56**	·····	**1:08**	**1:22**
			12:01	**12:05**	**12:20**	**12:36**	**12:43**	**12:52**	**1:03**	**1:15**			
57X	**11:56**	**12:09**	·····	**12:26**	**12:37**	**12:48**	**12:55**	**1:02**	**1:13**	**1:20**	·····	**1:32**	**1:46**
			12:25	**12:29**	**12:44**	**1:00**	**1:07**	**1:16**	**1:27**	**1:39**			
57X	**12:20**	**12:33**	·····	**12:50**	**1:01**	**1:12**	**1:19**	**1:26**	**1:37**	**1:44**	·····	**1:56**	**2:10**

Continued on next page.

Route 57Xpress service area. Route 57X only makes stops indicated on map on page 73 between Orangethrope and Sunflower. Other stops in this area are served by regular Route 57.
Ruta 57Xpress área de servicio. Ruta 57X sólo hace paradas indicadas en el mapa en la página 73 entre Orangethrope y Sunflower. Otras paradas en esta área son atendidos por la ruta regular de 57.

57/57X

Brea to Newport Beach

via State College Blvd / Bristol St

Monday - Friday

NORTHBOUND To: Brea *(cont)*

57 Xpress Trips	Newport Transportation Center	Jamboree & University	Anton & Sakioka	Bristol & Sunflower	Bristol & Edinger	Bristol & 17th	The Outlets at Orange	State College & Katella	State College & Lincoln	State College & Orangethorpe	State College & Via Burton	State College & Nutwood	Brea Mall
			12:49	12:53	1:08	1:24	1:31	1:40	1:51	2:03			
57X	12:44	12:57	·····	1:14	1:25	1:36	1:43	1:50	2:01	2:08	·····	2:20	2:34
			1:13	1:17	1:32	1:48	1:55	2:04	2:15	2:27			
57X	1:05	1:18	·····	1:35	1:47	1:59	2:06	2:13	2:24	2:30	·····	2:41	2:53
			1:35	1:39	1:54	2:10	2:17	2:26	2:37	2:49			
57X	1:27	1:40	·····	1:57	2:09	2:21	2:28	2:35	2:46	2:52	·····	3:03	3:15
			1:57	2:01	2:16	2:32	2:39	2:48	2:59	3:11			
57X	1:49	2:02	·····	2:19	2:31	2:43	2:50	2:57	3:08	3:14	·····	3:25	3:37
			2:18	2:22	2:37	2:53	3:00	3:09	3:20	3:32			
57X	2:09	2:22	·····	2:39	2:51	3:03	3:10	3:17	3:28	3:34	·····	3:45	3:57
			2:41	2:45	3:00	3:16	3:23	3:32	3:43	3:55			
57X	2:35	2:48	·····	3:05	3:17	3:29	3:36	3:43	3:54	4:00	·····	4:11	4:23
			3:07	3:11	3:26	3:42	3:49	3:58	4:09	4:21			
57X			3:26	3:30	3:48	4:04	4:13	4:24	4:35	4:47			
	3:00	3:13	·····	3:30	3:42	3:54	4:01	4:08	4:19	4:25	·····	4:36	4:48
57X			3:48	3:52	4:10	4:26	4:35	4:46	4:57	5:09			
	3:24	3:37	·····	3:54	4:06	4:18	4:25	4:32	4:43	4:49	·····	5:00	5:12
57X	3:42	3:55	·····	4:12	4:24	4:36	4:43	4:50	5:01	5:07	·····	5:18	5:30
			4:09	4:13	4:31	4:47	4:56	5:07	5:18	5:30			
57X	4:04	4:17	·····	4:36	4:48	5:02	5:09	5:16	5:26	5:33	·····	5:46	6:01
			4:32	4:36	4:54	5:10	5:19	5:30	5:41	5:53			
57X	4:24	4:37	·····	4:56	5:08	5:22	5:29	5:36	5:46	5:53	·····	6:06	6:21
			4:52	4:56	5:14	5:30	5:39	5:50	6:01	6:13			
57X	4:44	4:57	·····	5:16	5:28	5:42	5:49	5:56	6:06	6:13	·····	6:26	6:41
			5:12	5:16	5:34	5:50	5:59	6:10	6:21	6:33			
57X	5:04	5:17	·····	5:36	5:48	6:02	6:09	6:16	6:26	6:33	·····	6:46	7:01
			5:32	5:36	5:54	6:10	6:19	6:30	6:41	6:53			
57X	5:09	5:24	·····	5:52	6:05	6:22	6:29	6:35	6:45	6:51	·····	7:00	7:10
			5:52	5:56	6:12	6:29	6:39	6:47	6:58	7:10			
57X	5:29	5:44	·····	6:12	6:25	6:42	6:49	6:55	7:05	7:11	·····	7:20	7:30
	5:40	5:53	·····	6:16	6:32	6:49	6:59	7:07	7:18	7:30			
	5:57	6:09	·····	6:30	6:45	7:00	7:09	7:17	7:28	·····	7:34	7:45	7:56
	6:21	6:32	·····	6:47	7:00	7:12	7:19	7:26	7:37	7:49			
	6:31	6:42	·····	6:57	7:10	7:22	7:29	7:36	7:47	·····	7:53	8:04	8:14
	6:54	7:05	·····	7:20	7:33	7:45	7:52	7:59	8:10	8:22			
	7:13	7:24	·····	7:39	7:52	8:04	8:11	8:18	8:29	·····	8:35	8:46	8:56
	7:42	7:53	·····	8:08	8:21	8:33	8:40	8:47	8:58	·····	9:04	9:15	9:25
	8:12	8:23	·····	8:38	8:51	9:03	9:10	9:17	9:28	·····	9:34	9:45	9:55
	8:45	8:56	·····	9:11	9:24	9:36	9:43	9:50	10:01	·····	10:07	10:18	10:28
	9:18	9:29	·····	9:44	9:57	10:09	10:16	10:23	10:34	·····	10:40	10:51	11:01
	9:48	9:59	·····	10:14	10:27	10:39	10:46	10:53	11:04	·····	11:10	11:21	11:31
	10:18	10:29	·····	10:44	10:57	11:09	11:16	11:23	11:34	·····	11:40	11:51	12:01
	11:25	11:36	·····	11:51	12:04	12:16	12:23	12:30	12:41	·····	12:47	12:58	1:08
	12:30	12:41	·····	12:56	1:09	1:21	1:28	1:35	1:46	·····	1:52	2:03	2:13

Route 57Xpress service area. Route 57X only makes stops indicated on map on page 73 between Orangethrope and Sunflower. Other stops in this area are served by regular Route 57.

Ruta 57Xpress área de servicio. Ruta 57X sólo hace paradas indicadas en el mapa en la página 73 entre Orangethrope y Sunflower. Otras paradas en esta área son atendidos por la ruta regular de 57.

Brea to Newport Beach
via State College Blvd / Bristol St

57/57X

Monday - Friday
SOUTHBOUND To: Newport Beach

X57 Xpress Trips	Brea Mall	State College & Nutwood	State College & Orangethorpe	State College & Via Burton	State College & Lincoln	State College & Katella	The Outlets at Orange	Bristol & 17th	Bristol & Edinger	Bristol & Sunflower	Anton & Sakioka	Jamboree & Eastbluff	Newport Transportation Center
				4:03	4:06	4:14	4:19	4:25	4:34	4:43	•••••	4:54	5:05
	3:57	4:07	•••••	4:14	4:19	4:27	4:32	4:39	4:50	5:00	•••••	5:11	5:22
	4:19	4:29	•••••	4:36	4:41	4:49	4:54	5:01	5:12	5:22	•••••	5:33	5:44
	4:44	4:54	•••••	5:01	5:06	5:14	5:19	5:26	5:37	5:47	•••••	5:58	6:09
	4:59	5:09	•••••	5:16	5:21	5:29	5:34	5:41	5:52	6:02	•••••	6:13	6:24
				5:27	5:32	5:40	5:45	5:52	6:03	•••••	6:17		
	5:21	5:31	•••••	5:38	5:43	5:51	5:56	6:03	6:14	6:24	•••••	6:35	6:46
				5:45	5:51	6:01	6:07	6:15	6:27	•••••	6:43		
	5:37	5:47	•••••	5:56	6:02	6:12	6:18	6:26	6:38	6:49	•••••	7:03	7:19
	5:48	5:58	•••••	6:07	6:13	6:23	6:29	6:37	6:49	7:00	•••••	7:14	7:30
57X	5:59	6:09	6:18	•••••	6:25	6:34	6:40	6:48	6:59	7:08	•••••	7:23	7:39
				6:28	6:34	6:44	6:50	6:58	7:10	•••••	7:26		
57X	6:19	6:29	6:38	•••••	6:45	6:54	7:00	7:08	7:19	7:28	•••••	7:43	7:59
				6:48	6:54	7:04	7:10	7:18	7:30	•••••	7:46		
57X	6:32	6:45	6:55	•••••	7:02	7:13	7:20	7:32	7:45	7:55	•••••	8:10	8:26
				7:03	7:11	7:23	7:30	7:41	7:55	•••••	8:13		
57X	6:52	7:05	7:15	•••••	7:22	7:33	7:40	7:52	8:05	8:15	•••••	8:30	8:46
				7:23	7:31	7:43	7:50	8:01	8:15	•••••	8:33		
57X	7:12	7:25	7:35	•••••	7:42	7:53	8:00	8:12	8:25	8:35	•••••	8:50	9:06
				7:43	7:51	8:03	8:10	8:21	8:35	•••••	8:53		
57X	7:36	7:50	8:00	•••••	8:06	8:14	8:20	8:29	8:38	8:50	•••••	9:03	9:18
				8:03	8:11	8:23	8:30	8:41	8:55	•••••	9:13		
57X	7:56	8:10	8:20	•••••	8:26	8:34	8:40	8:49	8:58	9:10	•••••	9:23	9:38
				8:23	8:31	8:43	8:50	9:01	9:15	•••••	9:33		
57X	8:16	8:30	8:40	•••••	8:46	8:54	9:00	9:09	9:18	9:30	•••••	9:43	9:58
				8:48	8:54	9:04	9:11	9:21	9:35	•••••	9:53		
57X	8:42	8:54	9:01	•••••	9:08	9:16	9:22	9:32	9:42	9:53	•••••	10:09	10:25
				9:10	9:16	9:26	9:33	9:43	9:57	•••••	10:15		
57X	9:04	9:16	9:23	•••••	9:30	9:38	9:44	9:54	10:04	10:15	•••••	10:31	10:47
				9:32	9:38	9:48	9:55	10:05	10:19	•••••	10:37		
57X	9:25	9:37	9:44	•••••	9:51	9:59	10:05	10:15	10:25	10:36	•••••	10:52	11:08
				9:52	9:58	10:08	10:15	10:25	10:39	•••••	10:57		
57X	9:45	9:57	10:04	•••••	10:11	10:19	10:25	10:35	10:45	10:56	•••••	11:12	11:28
				10:15	10:21	10:31	10:38	10:48	11:02	•••••	11:20		
57X	10:10	10:22	10:29	•••••	10:36	10:44	10:50	11:00	11:10	11:21	•••••	11:38	11:53
				10:39	10:45	10:55	11:02	11:12	11:26	•••••	11:44		
57X	10:34	10:46	10:53	•••••	11:00	11:08	11:14	11:24	11:34	11:45	•••••	**12:02**	**12:17**
				11:03	11:09	11:19	11:26	11:36	11:50	•••••	**12:08**		
57X	10:52	11:07	11:14	•••••	11:22	11:31	11:38	11:47	11:57	**12:08**	•••••	**12:25**	**12:38**
				11:27	11:33	11:43	11:50	**12:00**	**12:14**	•••••	**12:32**		
57X	11:16	11:31	11:38	•••••	11:46	11:55	**12:02**	**12:11**	**12:21**	**12:32**	•••••	**12:49**	**1:02**
				11:51	11:57	**12:07**	**12:14**	**12:24**	**12:38**	•••••	**12:56**		
57X	11:40	11:55	**12:02**	•••••	**12:10**	**12:19**	**12:26**	**12:35**	**12:45**	**12:56**	•••••	**1:13**	**1:26**
				12:10	**12:18**	**12:30**	**12:38**	**12:49**	**1:03**	•••••	**1:21**		
57X	**12:04**	**12:19**	**12:26**	•••••	**12:34**	**12:43**	**12:50**	**12:59**	**1:09**	**1:20**	•••••	**1:37**	**1:50**

Route 57Xpress service area. Route 57X only makes stops indicated on map on page 73 between Orangethrope and Sunflower. Other stops in this area are served by regular Route 57.
Ruta 57Xpress área de servicio. Ruta 57X sólo hace paradas indicadas en el mapa en la página 73 entre Orangethrope y Sunflower. Otras paradas en esta área son atendidos por la ruta regular de 57.

57/57X

Brea to Newport Beach
via State College Blvd / Bristol St

Monday - Friday

SOUTHBOUND To: Newport Beach *(cont)*

X57 Xpress Trips	Brea Mall	State College & Nutwood	State College & Orangethorpe	State College & Via Burton	State College & Lincoln	State College & Katella	The Outlets at Orange	Bristol & 17th	Bristol & Edinger	Bristol & Sunflower	Anton & Sakioka	Jamboree & Eastbluff	Newport Transportation Center	
				12:34	12:42	12:54	1:02	1:13	1:27	·····	1:45			
57X	12:28	12:43	12:50	·····	12:58	1:07	1:14	1:23	1:33	1:44	·····	2:01	2:14	
				12:56	1:04	1:16	1:24	1:35	1:49	·····	2:07			
							1:29	1:39	1:55	·····	2:14			W
				1:10	1:18	1:30	1:38	1:49	2:03	·····	2:21			
57X	1:05	1:20	1:27	·····	1:35	1:44	1:51	2:00	2:10	2:21	·····	2:38	2:51	
				1:35	1:43	1:55	2:03	2:14	2:28	·····	2:46			
57X	1:29	1:44	1:51	·····	1:59	2:08	2:15	2:24	2:34	2:45	·····	3:02	3:15	
				2:02	2:10	2:22	2:30	2:41	2:55	·····	3:13			
							2:31	2:41	2:57	·····	3:11			M
57X	1:58	2:13	2:20	·····	2:28	2:37	2:44	2:53	3:03	3:14	·····	3:31	3:44	
				2:26	2:34	2:46	2:54	3:05	3:19	·····	3:37			
57X	2:12	2:27	2:38	·····	2:46	2:57	3:04	3:13	3:24	3:36	·····	3:52	4:05	
				2:46	2:54	3:06	3:14	3:25	3:39	·····	3:57			
57X	2:32	2:47	2:58	·····	3:06	3:17	3:24	3:33	3:44	3:56	·····	4:12	4:25	
				3:06	3:14	3:26	3:34	3:45	3:59	·····	4:17			
57X	2:52	3:07	3:18	·····	3:26	3:37	3:44	3:53	4:04	4:16	·····	4:32	4:45	
				3:26	3:34	3:46	3:54	4:05	4:19	·····	4:37			
57X	3:12	3:27	3:38	·····	3:46	3:57	4:04	4:13	4:24	4:36	·····	4:52	5:05	
				3:46	3:54	4:06	4:14	4:25	4:39	·····	4:57			
57X	3:32	3:47	3:58	·····	4:06	4:17	4:24	4:33	4:44	4:56	·····	5:12	5:25	
				4:06	4:14	4:26	4:34	4:45	4:59	·····	5:17			
57X	3:52	4:07	4:18	·····	4:26	4:37	4:44	4:53	5:04	5:16	·····	5:32	5:45	
				4:26	4:34	4:46	4:54	5:05	5:19	·····	5:37			
57X	4:12	4:27	4:38	·····	4:46	4:57	5:04	5:13	5:24	5:36	·····	5:52	6:05	
				4:44	4:52	5:04	5:12	5:23	5:37	·····	5:55			
57X	4:28	4:43	4:54	·····	5:02	5:13	5:20	5:29	5:40	5:52	·····	6:08	6:21	
				5:03	5:11	5:23	5:31	5:42	5:56	·····	6:14			
57X	4:51	5:06	5:17	·····	5:25	5:36	5:43	5:52	6:03	6:15	·····	6:31	6:44	
				5:27	5:35	5:47	5:55	6:06	6:20	·····	6:38			
57X	5:15	5:30	5:40	·····	5:48	5:57	6:05	6:14	6:24	6:37	·····	6:51	7:03	
				5:47	5:55	6:07	6:15	6:26	6:40	·····	6:58			
57X	5:45	6:00	6:10	·····	6:18	6:27	6:35	6:44	6:54	7:07	·····	7:21	7:33	
	6:16	6:30	·····	6:37	6:45	6:55	7:02	7:10	7:21	7:32	·····	7:46	7:56	
	6:38	6:52	·····	6:59	7:07	7:17	7:24	7:32	7:43	7:54	·····	8:08	8:18	
	7:01	7:15	·····	7:22	7:30	7:40	7:47	7:55	8:06	8:17	·····	8:31	8:41	
	7:26	7:40	·····	7:47	7:55	8:05	8:12	8:20	8:31	8:42	·····	8:56	9:06	
	7:58	8:12	·····	8:19	8:27	8:37	8:44	8:52	9:03	9:14	·····	9:28	9:38	
	8:28	8:42	·····	8:49	8:57	9:07	9:14	9:22	9:33	9:44	·····	9:58	10:08	
	9:11	9:25	·····	9:32	9:40	9:50	9:57	10:05	10:16	10:27	·····	10:41	10:51	
	9:40	9:51	·····	10:00	10:06	10:16	10:21	10:27	10:36	10:45	·····	10:56	11:04	
	10:10	10:21	·····	10:30	10:36	10:46	10:51	10:57	11:06	11:15	·····	11:26	11:34	
	10:48	10:59	·····	11:08	11:14	11:24	11:29	11:35	11:44	11:53	·····	12:04	12:12	
	11:16	11:27	·····	11:36	11:42	11:52	11:57	12:03	12:12	12:21	·····	12:32	12:40	
	12:08	12:19	·····	12:28	12:34	12:44	12:49	12:55	1:04	1:13	·····	1:24	1:32	

W = Operates Wednesday when Mendez Middle School is in session.
= *Opera los días que Mendez Middle School está en sesión.*

M = Operates Monday, Tuesday, Thursday and Friday when Mendez Middle School is in session.
= *Opera los días que Mendez Middle School está en sesión.*

Route 57Xpress service area. Route 57X only makes stops indicated on map on page 73 between Orangethrope and Sunflower. Other stops in this area are served by regular Route 57.
Ruta 57Xpress área de servicio. Ruta 57X sólo hace paradas indicadas en el mapa en la página 73 entre Orangethrope y Sunflower. Otras paradas en esta área son atendidos por la ruta regular de 57.

Brea to Newport Beach
via State College Blvd / Bristol St

57/57X

Saturday
NORTHBOUND To: Brea

Newport Transportation Center	Jamboree & University	Anton & Sakioka	Bristol & Sunflower	Bristol & Edinger	Bristol & 17th	The Outlets at Orange	State College & Katella	State College & Lincoln	State College & Orangethorpe	State College & Via Burton	State College & Nutwood	Brea Mall
4:00	4:09	•••••	4:20	4:29	4:39	4:46	4:53	5:02	•••••	5:07	5:16	5:30
4:22	4:31	•••••	4:42	4:51	5:01	5:08	5:15	5:24	•••••	5:29	5:38	5:52
4:44	4:53	•••••	5:04	5:13	5:23	5:30	5:37	5:46	•••••	5:51	6:00	6:14
5:06	5:15	•••••	5:26	5:35	5:45	5:52	5:59	6:08	•••••	6:13	6:22	6:36
5:28	5:37	•••••	5:48	5:57	6:07	6:14	6:21	6:30	•••••	6:35	6:44	6:58
5:48	5:57	•••••	6:08	6:17	6:27	6:34	6:41	6:50	•••••	6:55	7:04	7:18
6:05	6:14	•••••	6:26	6:36	6:47	6:54	7:01	7:11	•••••	7:17	7:26	7:40
6:25	6:34	•••••	6:46	6:56	7:07	7:14	7:21	7:31	•••••	7:37	7:46	8:00
6:45	6:54	•••••	7:06	7:16	7:27	7:34	7:41	7:51	•••••	7:57	8:06	8:20
7:00	7:11	•••••	7:23	7:35	7:47	7:54	8:02	8:12	•••••	8:18	8:27	8:40
7:20	7:31	•••••	7:43	7:55	8:07	8:14	8:22	8:32	•••••	8:38	8:47	9:00
7:40	7:51	•••••	8:03	8:15	8:27	8:34	8:42	8:52	•••••	8:58	9:07	9:20
8:00	8:11	•••••	8:23	8:35	8:47	8:54	9:02	9:12	•••••	9:18	9:27	9:40
8:20	8:31	•••••	8:43	8:55	9:07	9:14	9:22	9:32	•••••	9:38	9:47	10:00
		8:56	8:59	9:11	9:23	9:30	9:38	9:48	10:02			
8:47	8:58	•••••	9:12	9:25	9:37	9:45	9:53	10:04	•••••	10:11	10:21	10:35
		9:24	9:27	9:40	9:52	10:00	10:08	10:19	10:33			
9:17	9:28	•••••	9:42	9:55	10:07	10:15	10:23	10:34	•••••	10:41	10:51	11:05
		9:54	9:57	10:10	10:22	10:30	10:38	10:49	11:03			
9:47	9:58	•••••	10:12	10:25	10:37	10:45	10:53	11:04	•••••	11:11	11:21	11:35
		10:24	10:27	10:40	10:52	11:00	11:08	11:19	11:33			
10:17	10:28	•••••	10:42	10:55	11:07	11:15	11:23	11:34	•••••	11:41	11:51	**12:05**
		10:54	10:57	11:10	11:22	11:30	11:38	11:49	**12:03**			
10:47	10:58	•••••	11:12	11:25	11:37	11:45	11:53	**12:04**	•••••	**12:11**	**12:21**	**12:35**
		11:24	11:27	11:40	11:52	**12:00**	**12:08**	**12:19**	**12:33**			
11:17	11:28	•••••	11:42	11:55	**12:07**	**12:15**	**12:23**	**12:34**	•••••	**12:41**	**12:51**	**1:05**
		11:54	11:57	**12:10**	**12:22**	**12:30**	**12:38**	**12:49**	**1:03**			
11:41	11:53	•••••	**12:07**	**12:23**	**12:37**	**12:45**	**12:53**	**1:05**	•••••	**1:12**	**1:21**	**1:36**
		12:18	**12:22**	**12:38**	**12:52**	**1:00**	**1:08**	**1:20**	**1:33**			
12:11	**12:23**	•••••	**12:37**	**12:53**	**1:07**	**1:15**	**1:23**	**1:35**	•••••	**1:42**	**1:51**	**2:06**
		12:48	**12:52**	**1:08**	**1:22**	**1:30**	**1:38**	**1:50**	**2:03**			
12:41	**12:53**	•••••	**1:07**	**1:23**	**1:37**	**1:45**	**1:53**	**2:05**	•••••	**2:12**	**2:21**	**2:36**

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Brea to Newport Beach

via State College Blvd / Bristol St

Saturday

NORTHBOUND To: Brea *(cont)*

Newport Transportation Center	Jamboree & University	Anton & Sakioka	Bristol & Sunflower	Bristol & Edinger	Bristol & 17th	The Outlets at Orange	State College & Katella	State College & Lincoln	State College & Orangethorpe	State College & Via Burton	State College & Nutwood	Brea Mall
		1:18	1:22	1:38	1:52	2:00	2:08	2:20	2:33			
1:11	1:23	·····	1:37	1:53	2:07	2:15	2:23	2:35	·····	2:42	2:51	3:06
		1:48	1:52	2:08	2:22	2:30	2:38	2:50	3:03			
1:41	1:53	·····	2:07	2:23	2:37	2:45	2:53	3:05	·····	3:12	3:21	3:36
		2:18	2:22	2:38	2:52	3:00	3:08	3:20	3:33			
2:11	2:23	·····	2:37	2:53	3:07	3:15	3:23	3:35	·····	3:42	3:51	4:06
		2:48	2:52	3:08	3:22	3:30	3:38	3:50	4:03			
2:41	2:53	·····	3:07	3:23	3:37	3:45	3:53	4:05	·····	4:12	4:21	4:36
		3:18	3:22	3:38	3:52	4:00	4:08	4:20	4:33			
3:11	3:23	·····	3:37	3:53	4:07	4:15	4:23	4:35	·····	4:42	4:51	5:06
		3:48	3:52	4:08	4:22	4:30	4:38	4:50	5:03			
3:41	3:53	·····	4:07	4:23	4:37	4:45	4:53	5:05	·····	5:12	5:21	5:36
		4:18	4:22	4:38	4:52	5:00	5:08	5:20	5:33			
4:11	4:23	·····	4:37	4:53	5:07	5:15	5:23	5:35	·····	5:42	5:51	6:06
		4:45	4:49	5:05	5:20	5:30	5:38	5:51	6:03			
4:42	4:54	·····	5:08	5:23	5:37	5:45	5:54	6:03	·····	6:09	6:18	6:33
		5:19	5:23	5:38	5:52	6:00	6:09	6:18	6:30			
5:15	5:26	·····	5:41	5:55	6:07	6:15	6:23	6:32	·····	6:38	6:47	7:00
		5:52	5:56	6:10	6:22	6:30	6:38	6:47	6:59			
5:45	5:56	·····	6:11	6:25	6:37	6:45	6:53	7:02	·····	7:08	7:17	7:30
		6:22	6:26	6:40	6:52	7:00	7:08	7:17	7:29			
		6:42	6:46	7:00	7:12	7:20	7:28	7:37	7:49			
6:40	6:51	·····	7:06	7:20	7:32	7:40	7:48	7:57	·····	8:03	8:12	8:25
		7:33	7:37	7:48	7:58	8:05	8:12	8:21	8:33			
7:35	7:46	·····	8:01	8:12	8:22	8:29	8:36	8:45	·····	8:50	8:58	9:11
		8:31	8:35	8:46	8:56	9:03	9:10	9:19	9:31			
8:49	9:00	·····	9:15	9:26	9:36	9:43	9:50	9:59	·····	10:04	10:12	10:25
		9:58	10:02	10:13	10:23	10:30	10:37	10:46	10:58			
10:26	10:36	·····	10:48	10:59	11:09	11:16	11:23	11:31	·····	11:36	11:45	11:59
11:34	11:43	·····	11:53	12:01	12:09	12:16	12:23	12:29	·····	12:33	12:40	12:53
12:38	12:47	·····	12:54	1:00	1:09	1:16	1:22	1:28	·····	1:32	1:39	1:50

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Saturday
SOUTHBOUND To: Newport Beach

Brea Mall	State College & Nutwood	State College & Via Burton	State College & Lincoln	State College & Katella	The Outlets at Orange	Bristol & 17th	Bristol & Edinger	Bristol & Sunflower	Anton & Sakioka	Jamboree & Eastbluff	Newport Transportation Center
3:57	4:06	4:14	4:18	4:26	4:31	4:38	4:48	4:58	•••••	5:10	5:21
		4:37	4:40	4:48	4:53	5:00	5:10	5:20	•••••	5:32	5:43
4:41	4:50	4:58	5:02	5:10	5:15	5:22	5:32	5:42	•••••	5:54	6:05
		5:19	5:22	5:31	5:37	5:45	5:57	6:07	•••••	6:20	6:32
5:16	5:27	5:36	5:41	5:50	5:56	6:04	6:16	6:26	•••••	6:39	6:51
5:35	5:46	5:55	6:00	6:09	6:15	6:23	6:35	6:45	•••••	6:58	7:10
5:55	6:06	6:15	6:20	6:29	6:35	6:43	6:55	7:05	•••••	7:18	7:30
6:13	6:24	6:33	6:38	6:47	6:53	7:01	7:13	7:23	•••••	7:36	7:48
6:31	6:42	6:51	6:56	7:05	7:11	7:19	7:31	7:41	•••••	7:54	8:06
6:49	7:00	7:09	7:14	7:23	7:29	7:37	7:49	7:59	•••••	8:12	8:24
7:07	7:18	7:27	7:32	7:41	7:47	7:55	8:07	8:17	•••••	8:30	8:42
7:25	7:36	7:45	7:50	7:59	8:05	8:13	8:25	8:35	•••••	8:48	9:00
7:43	7:54	8:03	8:08	8:17	8:23	8:31	8:43	8:53	•••••	9:06	9:18
7:59	8:10	8:19	8:24	8:33	8:39	8:47	8:59	9:09	•••••	9:22	9:34
		8:37	8:40	8:49	8:55	9:04	9:18	•••••	9:33		
8:27	8:38	8:47	8:55	9:04	9:10	9:19	9:33	9:45	•••••	9:59	10:11
		9:07	9:10	9:19	9:25	9:34	9:48	•••••	10:06		
8:57	9:08	9:17	9:25	9:34	9:40	9:49	10:03	10:15	•••••	10:29	10:41
		9:35	9:40	9:49	9:55	10:04	10:18	•••••	10:36		
9:25	9:37	9:46	9:53	10:03	10:10	10:18	10:33	10:49	•••••	11:04	11:16
		10:03	10:08	10:18	10:25	10:33	10:48	•••••	11:06		
9:55	10:07	10:16	10:23	10:33	10:40	10:48	11:03	11:19	•••••	11:34	11:46
		10:33	10:38	10:48	10:55	11:03	11:18	•••••	11:36		
10:25	10:37	10:46	10:53	11:03	11:10	11:18	11:33	11:49	•••••	**12:04**	**12:16**
		11:03	11:08	11:18	11:25	11:33	11:48	•••••	**12:06**		
10:55	11:07	11:16	11:23	11:33	11:40	11:48	**12:03**	**12:19**	•••••	**12:34**	**12:46**
		11:33	11:38	11:48	11:55	**12:03**	**12:18**	•••••	**12:36**		
11:25	11:37	11:46	11:53	**12:03**	**12:10**	**12:18**	**12:33**	**12:49**	•••••	**1:04**	**1:16**
		12:02	**12:07**	**12:18**	**12:25**	**12:35**	**12:50**	•••••	**1:08**		
11:54	**12:07**	**12:16**	**12:22**	**12:33**	**12:40**	**12:50**	**1:05**	**1:19**	•••••	**1:35**	**1:49**
		12:32	**12:37**	**12:48**	**12:55**	**1:05**	**1:20**	•••••	**1:38**		
12:24	**12:37**	**12:46**	**12:52**	**1:03**	**1:10**	**1:20**	**1:35**	**1:49**	•••••	**2:05**	**2:19**

Saturday
SOUTHBOUND To: Newport Beach *(cont)*

Brea Mall	State College & Nutwood	State College & Via Burton	State College & Lincoln	State College & Katella	The Outlets at Orange	Bristol & 17th	Bristol & Edinger	Bristol & Sunflower	Anton & Sakioka	Jamboree & Eastbluff	Newport Transportation Center
		1:02	**1:07**	**1:18**	**1:25**	**1:35**	**1:50**	•••••	**2:08**		
12:54	**1:07**	**1:16**	**1:22**	**1:33**	**1:40**	**1:50**	**2:05**	**2:19**	•••••	**2:35**	**2:49**
		1:32	**1:37**	**1:48**	**1:55**	**2:05**	**2:20**	•••••	**2:38**		
1:24	**1:37**	**1:46**	**1:52**	**2:03**	**2:10**	**2:20**	**2:35**	**2:49**	•••••	**3:05**	**3:19**
		2:02	**2:07**	**2:18**	**2:25**	**2:35**	**2:50**	•••••	**3:08**		
1:54	**2:07**	**2:16**	**2:22**	**2:33**	**2:40**	**2:50**	**3:05**	**3:19**	•••••	**3:35**	**3:49**
		2:32	**2:37**	**2:48**	**2:55**	**3:05**	**3:20**	•••••	**3:38**		
2:24	**2:37**	**2:46**	**2:52**	**3:03**	**3:10**	**3:20**	**3:35**	**3:49**	•••••	**4:05**	**4:19**
		3:02	**3:07**	**3:18**	**3:25**	**3:35**	**3:50**	•••••	**4:08**		
2:53	**3:06**	**3:15**	**3:22**	**3:32**	**3:39**	**3:50**	**4:04**	**4:17**	•••••	**4:33**	**4:45**
		3:31	**3:36**	**3:46**	**3:53**	**4:04**	**4:18**	•••••	**4:36**		
3:22	**3:35**	**3:44**	**3:51**	**4:01**	**4:08**	**4:19**	**4:33**	**4:46**	•••••	**5:02**	**5:14**
		4:02	**4:07**	**4:17**	**4:24**	**4:35**	**4:49**	•••••	**5:07**		
3:54	**4:07**	**4:16**	**4:23**	**4:33**	**4:40**	**4:51**	**5:05**	**5:18**	•••••	**5:34**	**5:46**
		4:33	**4:38**	**4:48**	**4:55**	**5:06**	**5:20**	•••••	**5:38**		
4:24	**4:37**	**4:46**	**4:53**	**5:03**	**5:10**	**5:21**	**5:35**	**5:48**	•••••	**6:04**	**6:16**
		5:03	**5:08**	**5:18**	**5:25**	**5:36**	**5:50**	•••••	**6:08**		
4:54	**5:07**	**5:16**	**5:23**	**5:33**	**5:40**	**5:51**	**6:05**	**6:18**	•••••	**6:34**	**6:46**
		5:33	**5:38**	**5:48**	**5:55**	**6:06**	**6:20**	•••••	**6:38**		
5:24	**5:37**	**5:46**	**5:53**	**6:03**	**6:10**	**6:21**	**6:35**	**6:48**	•••••	**7:04**	**7:16**
		6:17	**6:22**	**6:33**	**6:40**	**6:50**	**7:06**	•••••	**7:20**		
		6:45	**6:50**	**7:01**	**7:08**	**7:18**	**7:34**	•••••	**7:48**		
6:45	**6:58**	**7:07**	**7:14**	**7:25**	**7:32**	**7:42**	**7:58**	**8:09**	•••••	**8:22**	**8:32**
		7:34	**7:39**	**7:47**	**7:53**	**8:01**	**8:11**	•••••	**8:25**		
		7:49	**7:54**	**8:02**	**8:08**	**8:16**	**8:26**	•••••	**8:40**		
7:53	**8:04**	**8:12**	**8:19**	**8:27**	**8:33**	**8:41**	**8:51**	**8:59**	•••••	**9:10**	**9:20**
		8:47	**8:52**	**9:00**	**9:06**	**9:14**	**9:24**	•••••	**9:38**		
8:46	**8:57**	**9:05**	**9:12**	**9:20**	**9:26**	**9:34**	**9:44**	**9:52**	•••••	**10:03**	**10:13**
		9:45	**9:50**	**9:58**	**10:04**	**10:12**	**10:22**	•••••	**10:36**		
9:56	**10:07**	**10:15**	**10:22**	**10:30**	**10:36**	**10:44**	**10:54**	**11:02**	•••••	**11:13**	**11:23**
11:10	**11:19**	**11:26**	**11:30**	**11:38**	**11:43**	**11:51**	**11:58**	12:04	•••••	12:14	12:22
12:10	12:19	12:26	12:30	12:38	12:43	12:51	12:58	1:04	•••••	1:14	1:22

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Sunday & Holiday
NORTHBOUND To: Brea

Newport Transportation Center	Jamboree & University	Anton & Sakioka	Bristol & Sunflower	Bristol & Edinger	Bristol & 17th	The Outlets at Orange	State College & Katella	State College & Lincoln	State College & Orangethorpe	State College & Via Burton	State College & Nutwood	Brea Mall
4:00	4:09	·····	4:19	4:28	4:37	4:45	4:50	4:58	·····	5:02	5:10	5:24
4:27	4:36	·····	4:46	4:56	5:06	5:14	5:20	5:29	5:39			
4:59	5:08	·····	5:18	5:28	5:38	5:46	5:52	6:01	·····	6:06	6:14	6:28
5:31	5:40	·····	5:50	6:00	6:10	6:18	6:24	6:33	6:43			
6:01	6:10	·····	6:20	6:30	6:40	6:48	6:54	7:03	·····	7:08	7:16	7:30
6:26	6:35	·····	6:45	6:55	7:05	7:13	7:19	7:28	·····	7:33	7:41	7:55
6:51	7:00	·····	7:10	7:20	7:30	7:38	7:44	7:53	·····	7:58	8:06	8:20
7:16	7:25	·····	7:35	7:45	7:55	8:03	8:09	8:18	·····	8:23	8:31	8:45
7:41	7:50	·····	8:00	8:10	8:20	8:28	8:34	8:43	·····	8:48	8:56	9:10
8:06	8:15	·····	8:25	8:35	8:45	8:53	8:59	9:08	·····	9:13	9:21	9:35
8:24	8:34	·····	8:47	8:58	9:10	9:18	9:24	9:34	·····	9:40	9:48	10:02
8:49	8:59	·····	9:12	9:23	9:35	9:43	9:49	9:59	·····	10:05	10:11	10:23
9:06	9:16	·····	9:29	9:40	9:52	10:00	10:06	10:16	·····	10:22	10:30	10:44
		9:45	9:49	10:00	10:12	10:20	10:26	10:36	10:48			
9:38	9:48	·····	10:01	10:12	10:24	10:32	10:38	10:48	·····	10:54	11:02	11:16
		10:10	10:14	10:25	10:37	10:45	10:51	11:01	11:13			
10:06	10:16	·····	10:29	10:40	10:52	11:00	11:06	11:16	·····	11:22	11:30	11:44
		10:37	10:41	10:54	11:06	11:15	11:23	11:35	11:47			
10:34	10:44	·····	10:56	11:09	11:21	11:30	11:38	11:50	·····	11:57	**12:05**	**12:21**
		11:07	11:11	11:24	11:36	11:45	11:53	**12:05**	**12:17**			
11:04	11:14	·····	11:26	11:39	11:51	**12:00**	**12:08**	**12:20**	·····	**12:27**	**12:35**	**12:51**
		11:37	11:41	11:54	**12:06**	**12:15**	**12:23**	**12:35**	**12:47**			
11:34	11:44	·····	11:56	**12:09**	**12:21**	**12:30**	**12:38**	**12:50**	·····	**12:57**	**1:05**	**1:21**
		12:10	**12:14**	**12:26**	**12:37**	**12:45**	**12:53**	**1:04**	**1:16**			
12:07	**12:17**	·····	**12:29**	**12:41**	**12:52**	**1:00**	**1:08**	**1:19**	·····	**1:26**	**1:36**	**1:49**
		12:40	**12:44**	**12:56**	**1:07**	**1:15**	**1:23**	**1:34**	**1:46**			
12:37	**12:47**	·····	**12:59**	**1:11**	**1:22**	**1:30**	**1:38**	**1:49**	·····	**1:56**	**2:06**	**2:19**
		1:10	**1:14**	**1:26**	**1:37**	**1:45**	**1:53**	**2:04**	**2:16**			
12:57	**1:09**	·····	**1:24**	**1:38**	**1:51**	**2:00**	**2:07**	**2:18**	·····	**2:24**	**2:33**	**2:47**
		1:35	**1:39**	**1:53**	**2:06**	**2:15**	**2:22**	**2:33**	**2:45**			

Continued on next page.

Sunday & Holiday
NORTHBOUND To: Brea *(cont)*

Newport Transportation Center	Jamboree & University	Anton & Sakioka	Bristol & Sunflower	Bristol & Edinger	Bristol & 17th	The Outlets at Orange	State College & Katella	State College & Lincoln	State College & Orangethorpe	State College & Via Burton	State College & Nutwood	Brea Mall
1:27	1:39	·····	1:54	2:08	2:21	2:30	2:37	2:48	·····	2:54	3:03	3:17
		2:05	2:09	2:23	2:36	2:45	2:52	3:03	3:15			
1:57	2:09	·····	2:24	2:38	2:51	3:00	3:07	3:18	·····	3:24	3:33	3:47
		2:35	2:39	2:53	3:06	3:15	3:22	3:33	3:45			
2:27	2:39	·····	2:54	3:08	3:21	3:30	3:37	3:48	·····	3:54	4:03	4:17
		3:05	3:09	3:23	3:36	3:45	3:52	4:03	4:15			
2:57	3:09	·····	3:24	3:38	3:51	4:00	4:07	4:18	·····	4:24	4:33	4:47
		3:35	3:39	3:53	4:06	4:15	4:22	4:33	4:45			
3:27	3:39	·····	3:54	4:08	4:21	4:30	4:37	4:48	·····	4:54	5:03	5:17
		4:05	4:09	4:23	4:36	4:45	4:52	5:03	5:15			
4:00	4:12	·····	4:27	4:41	4:53	5:00	5:07	5:17	·····	5:22	5:30	5:44
		4:38	4:42	4:56	5:08	5:15	5:22	5:32	5:37			
4:30	4:42	·····	4:57	5:11	5:23	5:30	5:37	5:47	·····	5:52	6:00	6:14
		5:08	5:12	5:26	5:38	5:45	5:52	6:02	6:07			
5:00	5:12	·····	5:27	5:41	5:53	6:00	6:07	6:17	·····	6:22	6:30	6:44
		5:39	5:42	5:56	6:08	6:15	6:22	6:32	6:37			
5:35	5:48	·····	6:01	6:12	6:22	6:30	6:36	6:45	·····	6:52	7:00	7:14
		6:13	6:16	6:27	6:37	6:45	6:51	7:00	7:05			
6:05	6:18	·····	6:31	6:42	6:52	7:00	7:06	7:15	·····	7:22	7:30	7:44
		6:48	6:51	7:02	7:12	7:20	7:26	7:35	7:40			
6:45	6:58	·····	7:11	7:22	7:32	7:40	7:46	7:55	·····	8:02	8:10	8:24
		7:38	7:41	7:52	8:02	8:10	8:16	8:25	8:30			
7:45	7:58	·····	8:11	8:22	8:32	8:40	8:46	8:55	·····	9:02	9:10	9:24
		8:38	8:41	8:52	9:02	9:10	9:16	9:25	9:30			
8:45	8:58	·····	9:11	9:22	9:32	9:40	9:46	9:55	·····	10:02	10:10	10:24
9:27	9:38	·····	9:49	9:58	10:07	10:15	10:21	10:29	·····	10:33	10:39	10:50
10:01	10:12	·····	10:23	10:32	10:41	10:49	10:55	11:03	·····	11:07	11:15	11:28
10:39	10:50	·····	11:01	11:10	11:18	11:27	11:33	11:41	·····	11:45	11:53	12:06
11:34	11:45	·····	11:56	12:05	12:15	12:22	12:28	12:36	·····	12:40	12:48	1:01
12:34	12:43	·····	12:51	12:58	1:06	1:13	1:20	1:26	·····	1:30	1:36	1:51

57/57X

Brea to Newport Beach

via State College Blvd / Bristol St

Sunday & Holiday
SOUTHBOUND To: Newport Beach

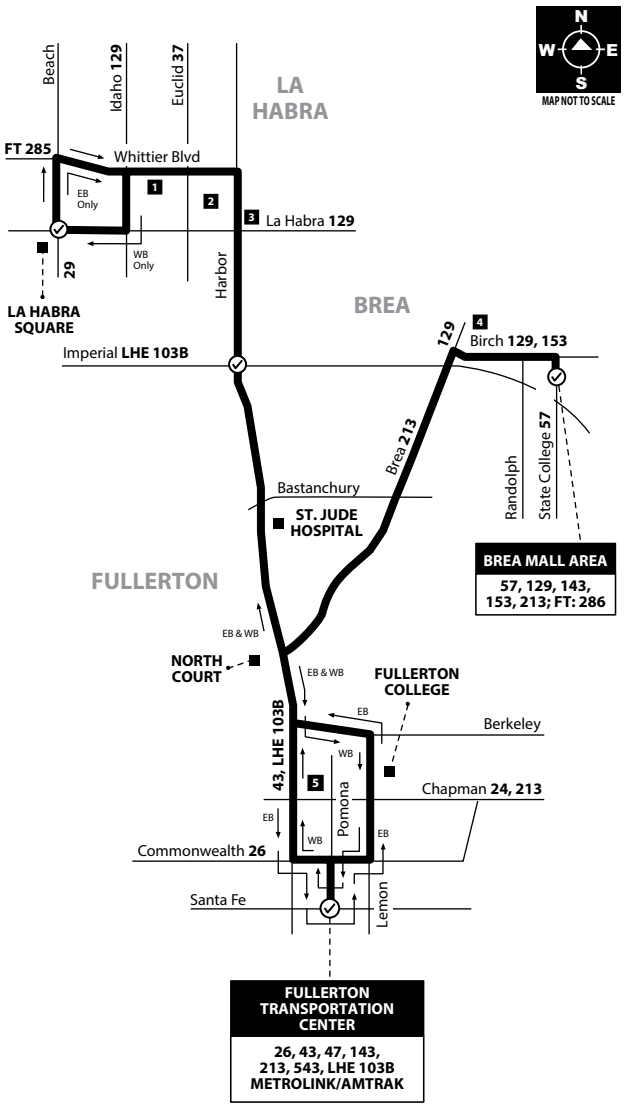
Brea Mall	State College & Nutwood	State College & Via Burton	State College & Lincoln	State College & Katella	The Outlets at Orange	Bristol & 17th	Bristol & Edinger	Bristol & Sunflower	Anton & Sakioka	Jamboree & Eastbluff	Newport Transportation Center
3:57	4:06	4:15	4:20	4:29	4:33	4:39	4:48	4:56	•••••	5:07	5:18
		4:50	4:53	5:02	5:06	5:12	5:21	5:29	•••••	5:40	5:51
5:01	5:11	5:20	5:25	5:33	5:38	5:46	5:57	6:08	•••••	6:21	6:34
		5:51	5:57	6:05	6:10	6:18	6:29	6:40	•••••	6:53	7:06
6:00	6:10	6:19	6:24	6:32	6:37	6:45	6:56	7:07	•••••	7:20	7:33
		6:48	6:54	7:02	7:07	7:15	7:26	7:37	•••••	7:50	8:03
7:00	7:10	7:19	7:24	7:32	7:37	7:45	7:56	8:07	•••••	8:20	8:33
		7:33	7:39	7:47	7:52	8:00	8:11	8:22	•••••	8:35	8:48
7:24	7:36	7:45	7:52	8:01	8:07	8:16	8:29	8:40	•••••	8:53	9:05
		8:01	8:07	8:16	8:22	8:31	8:44	8:55	•••••	9:08	9:20
7:54	8:06	8:15	8:22	8:31	8:37	8:46	8:59	9:10	•••••	9:23	9:35
8:09	8:21	8:30	8:37	8:46	8:52	9:01	9:14	9:25	•••••	9:38	9:50
		8:51	8:57	9:06	9:12	9:21	9:34	•••••	9:50		
8:44	8:56	9:05	9:12	9:21	9:27	9:36	9:49	10:00	•••••	10:13	10:25
		9:21	9:27	9:36	9:42	9:51	10:04	•••••	10:20		
9:14	9:26	9:35	9:42	9:51	9:57	10:06	10:19	10:30	•••••	10:43	10:55
		9:51	9:57	10:06	10:12	10:21	10:34	•••••	10:50		
9:44	9:56	10:05	10:12	10:21	10:27	10:36	10:49	11:00	•••••	11:13	11:25
		10:21	10:27	10:36	10:42	10:51	11:04	•••••	11:20		
10:12	10:24	10:33	10:40	10:50	10:57	11:06	11:20	11:32	•••••	11:47	**12:00**
		10:49	10:55	11:05	11:12	11:21	11:35	•••••	11:51		
10:42	10:54	11:03	11:10	11:20	11:27	11:36	11:50	**12:02**	•••••	**12:17**	**12:30**
		11:19	11:25	11:35	11:42	11:51	**12:05**	•••••	**12:21**		
11:12	11:24	11:33	11:40	11:50	11:57	**12:06**	**12:20**	**12:32**	•••••	**12:47**	**1:00**
		11:49	11:55	**12:05**	**12:12**	**12:21**	**12:35**	•••••	**12:51**		
11:42	11:54	**12:03**	**12:10**	**12:20**	**12:27**	**12:36**	**12:50**	**1:02**	•••••	**1:17**	**1:30**
		12:19	**12:25**	**12:35**	**12:42**	**12:51**	**1:05**	•••••	**1:21**		
12:12	**12:24**	**12:33**	**12:40**	**12:50**	**12:57**	**1:06**	**1:20**	**1:32**	•••••	**1:47**	**2:00**
		12:49	**12:55**	**1:05**	**1:12**	**1:21**	**1:35**	•••••	**1:51**		
12:42	**12:54**	**1:03**	**1:10**	**1:20**	**1:27**	**1:36**	**1:50**	**2:02**	•••••	**2:17**	**2:30**

Sunday & Holiday
SOUTHBOUND To: Newport Beach *(cont)*

Brea Mall	State College & Nutwood	State College & Via Burton	State College & Lincoln	State College & Katella	The Outlets at Orange	Bristol & 17th	Bristol & Edinger	Bristol & Sunflower	Anton & Sakioka	Jamboree & Eastbluff	Newport Transportation Center
		1:19	**1:25**	**1:35**	**1:42**	**1:51**	**2:05**	•••••	**2:21**		
1:11	**1:24**	**1:34**	**1:40**	**1:50**	**1:57**	**2:07**	**2:21**	**2:34**	•••••	**2:48**	**3:01**
		1:49	**1:55**	**2:05**	**2:12**	**2:22**	**2:36**	•••••	**2:52**		
1:41	**1:54**	**2:04**	**2:10**	**2:20**	**2:27**	**2:37**	**2:51**	**3:04**	•••••	**3:18**	**3:31**
		2:19	**2:25**	**2:35**	**2:42**	**2:52**	**3:06**	•••••	**3:22**		
2:11	**2:24**	**2:34**	**2:40**	**2:50**	**2:57**	**3:07**	**3:21**	**3:34**	•••••	**3:48**	**4:01**
		2:49	**2:55**	**3:05**	**3:12**	**3:22**	**3:36**	•••••	**3:52**		
2:41	**2:54**	**3:04**	**3:10**	**3:20**	**3:27**	**3:37**	**3:51**	**4:04**	•••••	**4:18**	**4:31**
		3:19	**3:25**	**3:35**	**3:42**	**3:52**	**4:06**	•••••	**4:22**		
3:11	**3:24**	**3:34**	**3:40**	**3:50**	**3:57**	**4:07**	**4:21**	**4:34**	•••••	**4:48**	**5:01**
		3:49	**3:55**	**4:05**	**4:12**	**4:22**	**4:36**	•••••	**4:52**		
3:41	**3:54**	**4:04**	**4:10**	**4:20**	**4:27**	**4:37**	**4:51**	**5:04**	•••••	**5:18**	**5:31**
		4:21	**4:27**	**4:36**	**4:42**	**4:52**	**5:03**	•••••	**5:19**		
4:12	**4:25**	**4:34**	**4:42**	**4:51**	**4:57**	**5:07**	**5:18**	**5:29**	•••••	**5:42**	**5:53**
		4:51	**4:57**	**5:06**	**5:12**	**5:22**	**5:33**	•••••	**5:49**		
4:42	**4:55**	**5:04**	**5:12**	**5:21**	**5:27**	**5:37**	**5:48**	**5:59**	•••••	**6:12**	**6:23**
		5:21	**5:27**	**5:36**	**5:42**	**5:52**	**6:03**	•••••	**6:19**		
5:12	**5:25**	**5:34**	**5:42**	**5:51**	**5:57**	**6:07**	**6:18**	**6:29**	•••••	**6:42**	**6:53**
		5:51	**5:57**	**6:06**	**6:12**	**6:22**	**6:33**	•••••	**6:49**		
5:42	**5:55**	**6:04**	**6:12**	**6:21**	**6:27**	**6:37**	**6:48**	**6:59**	•••••	**7:12**	**7:23**
6:02	**6:15**	**6:24**	**6:32**	**6:41**	**6:47**	**6:57**	**7:08**	**7:19**	•••••	**7:32**	**7:43**
		6:51	**6:57**	**7:06**	**7:12**	**7:22**	**7:33**	•••••	**7:49**		
6:58	**7:11**	**7:20**	**7:28**	**7:36**	**7:42**	**7:50**	**8:01**	**8:12**	•••••	**8:23**	**8:34**
		7:52	**7:58**	**8:06**	**8:12**	**8:20**	**8:31**	•••••	**8:47**		
8:14	**8:27**	**8:36**	**8:44**	**8:52**	**8:58**	**9:06**	**9:17**	**9:28**	•••••	**9:39**	**9:50**
9:04	**9:17**	**9:25**	**9:30**	**9:38**	**9:43**	**9:51**	**10:00**	**10:09**	•••••	**10:19**	**10:29**
9:59	**10:12**	**10:20**	**10:25**	**10:33**	**10:38**	**10:45**	**10:55**	**11:04**	•••••	**11:14**	**11:24**
11:10	**11:19**	**11:27**	**11:31**	**11:39**	**11:43**	**11:52**	**11:58**	12:05	•••••	12:15	12:24
12:10	12:19	12:27	12:31	12:39	12:43	12:52	12:58	1:05	•••••	1:15	1:25

La Habra to Brea
via Whittier Blvd / Harbor Blvd / Brea Blvd / Birch St

143



LEGEND / *LEYENDA*

- Scheduled Departure
- Regular Routing
- 1 Middle or High School

METRO	=	Los Angeles Metro
NT	=	Norwalk Transit
FT	=	Foothill Transit
LHE	=	La Habra Express

Numbers on streets indicate transfers.
Números en la calle indican transbordos.

SERVICE TO / *SERVICIO A*

La Habra
- Whittier Christian High School
- La Habra Square
- 1 - La Habra High School
- 2 - Washington Middle School
- 3 - Sonora High School

Brea
- Brea Mall
- Brea Marketplace
- Brea Civic Center
- Brea Promenade
- 4 - Brea Junior High School

Fullerton
- St. Jude Hospital
- North Court
- 5 - Fullerton Union High School
- Fullerton College
- Fullerton Transportation Center (Metrolink/Amtrak)

Route 143/082016

Monday - Friday
EASTBOUND To: Brea

Beach & La Habra	Harbor & Imperial	Fullerton Transportation Center	Brea Mall
4:32	4:49	5:03	5:24
5:47	6:04	6:18	6:39
7:06	7:25	7:40	8:03
8:14	8:33	8:48	9:11
9:33	9:49	10:03	10:25
10:48	11:04	11:18	11:40
11:58	**12:16**	**12:33**	**12:59**
1:13	**1:31**	**1:48**	**2:14**
2:28	**2:46**	**3:03**	**3:29**
3:45	**4:04**	**4:18**	**4:40**
5:00	**5:19**	**5:33**	**5:55**
6:15	**6:34**	**6:48**	**7:10**
7:33	**7:48**	**8:03**	**8:26**
8:48	**9:03**	**9:18**	**9:41**
10:08	**10:21**	**10:33**	**10:54**

Monday - Friday
WESTBOUND To: La Habra

Brea Mall	Fullerton Transportation Center	Harbor & Imperial	Beach & La Habra
4:38	5:01	5:14	5:27
6:00	6:23	6:40	6:57
7:07	7:31	7:46	8:01
8:22	8:46	9:01	9:16
9:33	10:01	10:15	10:30
10:48	11:16	11:30	11:45
12:01	**12:31**	**12:46**	**1:02**
1:16	**1:46**	**2:01**	**2:17**
2:31	**3:01**	**3:16**	**3:32**
3:44	**4:16**	**4:31**	**4:50**
4:58	**5:30**	**5:45**	**6:04**
6:14	**6:46**	**7:01**	**7:20**
7:35	**8:01**	**8:15**	**8:30**
8:50	**9:16**	**9:30**	**9:45**
10:09	**10:31**	**10:43**	**10:56**

143 La Habra to Brea

via Whittier Blvd / Harbor Blvd / Brea Blvd / Birch St

Saturday
EASTBOUND To: Brea

Beach & La Habra	Harbor & Imperial	Fullerton Transportation Center	Brea Mall
6:14	6:30	6:44	7:08
7:19	7:35	7:49	8:13
8:24	8:40	8:54	9:18
9:29	9:45	9:59	10:23
10:34	10:50	11:04	11:28
11:39	11:55	**12:09**	**12:33**
12:44	**1:00**	**1:14**	**1:38**
1:49	**2:05**	**2:19**	**2:43**
2:54	**3:10**	**3:24**	**3:48**
3:59	**4:15**	**4:29**	**4:53**
5:04	**5:20**	**5:34**	**5:58**
6:09	**6:25**	**6:39**	**7:03**
7:14	**7:29**	**7:42**	**8:05**
8:29	**8:44**	**8:57**	**9:20**

Saturday
WESTBOUND To: La Habra

Brea Mall	Fullerton Transportation Center	Harbor & Imperial	Beach & La Habra
5:11	5:33	5:48	6:04
6:18	6:41	6:57	7:14
7:23	7:46	8:02	8:19
8:28	8:51	9:07	9:24
9:33	9:56	10:12	10:29
10:38	11:01	11:17	11:34
11:43	**12:06**	**12:22**	**12:39**
12:48	**1:11**	**1:27**	**1:44**
1:53	**2:16**	**2:32**	**2:49**
2:58	**3:21**	**3:37**	**3:54**
4:03	**4:26**	**4:42**	**4:59**
5:08	**5:31**	**5:47**	**6:04**
6:13	**6:36**	**6:52**	**7:09**
7:21	**7:43**	**7:58**	**8:14**
8:26	**8:48**	**9:03**	**9:19**
9:36	**9:58**	**10:13**	**10:29**

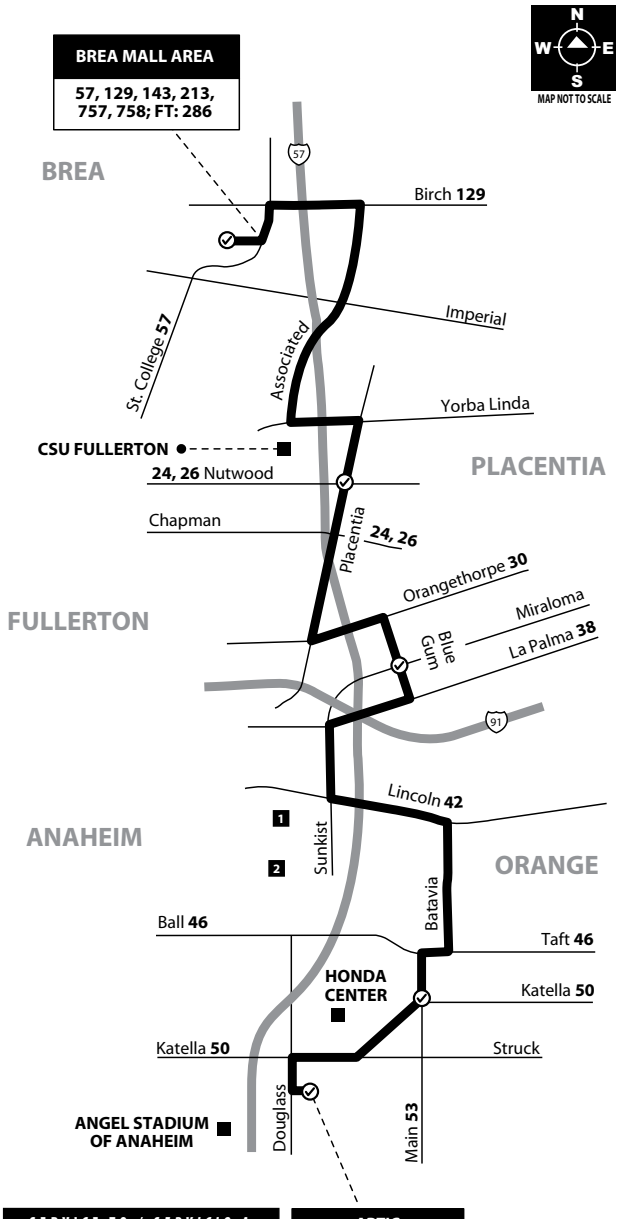
Sunday & Holiday
EASTBOUND To: Brea

Beach & La Habra	Harbor & Imperial	Fullerton Transportation Center	Brea Mall
6:14	6:30	6:44	7:08
7:19	7:35	7:49	8:13
8:24	8:40	8:54	9:18
9:29	9:45	9:59	10:23
10:34	10:50	11:04	11:28
11:39	11:55	**12:09**	**12:33**
12:44	**1:00**	**1:14**	**1:38**
1:49	**2:05**	**2:19**	**2:43**
2:54	**3:10**	**3:24**	**3:48**
3:59	**4:15**	**4:29**	**4:53**
5:04	**5:20**	**5:34**	**5:58**
6:09	**6:25**	**6:39**	**7:03**
7:14	**7:29**	**7:42**	**8:05**
8:52	**9:07**	**9:20**	**9:43**

Sunday & Holiday
WESTBOUND To: La Habra

Brea Mall	Fullerton Transportation Center	Harbor & Imperial	Beach & La Habra
6:18	6:41	6:57	7:14
7:23	7:46	8:02	8:19
8:28	8:51	9:07	9:24
9:33	9:56	10:12	10:29
10:38	11:01	11:17	11:34
11:43	**12:06**	**12:22**	**12:39**
12:48	**1:11**	**1:27**	**1:44**
1:53	**2:16**	**2:32**	**2:49**
2:58	**3:21**	**3:37**	**3:54**
4:03	**4:26**	**4:42**	**4:59**
5:08	**5:31**	**5:47**	**6:04**
6:13	**6:36**	**6:52**	**7:09**
7:21	**7:43**	**7:58**	**8:14**
8:26	**8:48**	**9:03**	**9:19**

153 Brea to Anaheim
via Placentia Ave



SERVICE TO / *SERVICIO A*

Brea
- Brea Mall
- Brea Civic Center

Placentia
- Placentia Plaza

Fullerton
- Southern California College of Optometry
- Community Center
- Cal State University Fullerton
- Hope International University

Anaheim
- Anaheim Regional Transportation Intermodal Center (ARTIC)
- Anaheim Canyon Business Center

1 - South Junior High School
2 - Katella High School

Orange
- Batavia Industrial Park

LEGEND / *LEYENDA*

- Scheduled Departure
- Regular Routing
- 1 Middle or High School

FT = Foothill Transit
ART = Anaheim Resort Transit

Numbers on streets indicate transfers.
Números en la calle indican transbordos.

Route 153/082016

Monday - Friday
NORTHBOUND To: Brea

Anaheim Regional Intermodal Transportation Center (ARTIC)	Main & Katella	Blue Gum & Miraloma	Placentia & Nutwood	Brea Mall
5:13	5:18	5:35	5:44	6:05
6:17	6:22	6:40	6:49	7:11
7:21	7:26	7:44	7:54	8:16
8:26	8:31	8:48	8:57	9:20
9:27	9:32	9:48	9:57	10:20
10:27	10:32	10:48	10:58	11:20
11:24	11:29	11:46	11:57	**12:19**
12:27	**12:32**	**12:47**	**12:58**	**1:20**
1:27	**1:32**	**1:49**	**2:02**	**2:26**
2:27	**2:32**	**2:49**	**3:02**	**3:25**
3:36	**3:41**	**3:58**	**4:10**	**4:33**
4:36	**4:41**	**4:58**	**5:10**	**5:33**
5:46	**5:51**	**6:06**	**6:16**	**6:38**
6:47	**6:52**	**7:05**	**7:14**	**7:35**
7:53	**7:58**	**8:11**	**8:19**	**8:39**
8:43	**8:48**	**9:01**	**9:09**	**9:29**
9:43	**9:48**	**10:01**	**10:09**	**10:29**

Monday - Friday
SOUTHBOUND To: Anaheim

Brea Mall	Placentia & Nutwood	Blue Gum & Miraloma	Katella & Main **(F)**	Anaheim Regional Intermodal Transportation Center
4:20	4:33	4:42	4:57	5:03
5:22	5:35	5:44	5:59	6:05
6:22	6:37	6:47	7:05	7:11
7:24	7:41	7:51	8:10	8:16
8:28	8:45	8:55	9:14	9:20
9:30	9:48	9:57	10:13	10:19
10:29	10:47	10:56	11:12	11:18
11:29	11:46	11:55	**12:11**	**12:17**
12:28	**12:45**	**12:55**	**1:13**	**1:19**
1:30	**1:47**	**1:57**	**2:15**	**2:21**
2:40	**2:57**	**3:07**	**3:25**	**3:31**
3:39	**3:58**	**4:07**	**4:25**	**4:31**
4:44	**5:03**	**5:12**	**5:30**	**5:36**
5:46	**6:03**	**6:13**	**6:30**	**6:36**
6:51	**7:08**	**7:18**	**7:35**	**7:41**
7:47	**8:04**	**8:14**	**8:30**	**8:36**
8:48	**9:03**	**9:11**	**9:25**	**9:31**
9:39	**9:54**	**10:02**	**10:16**	**10:22**

F = Times are approximate/*Los horas son aproximadas.*

Saturday, Sunday & Holiday
NORTHBOUND To: Brea

Anaheim Regional Intermodal Transportation Center (ARTIC)	Main & Katella	Blue Gum & Miraloma	Placentia & Nutwood	Brea Mall
7:00	7:05	7:19	7:28	7:46
8:00	8:05	8:19	8:28	8:46
9:00	9:05	9:20	9:30	9:52
10:00	10:05	10:20	10:30	10:52
11:00	11:05	11:20	11:30	11:52
12:00	**12:05**	**12:20**	**12:30**	**12:52**
1:00	**1:05**	**1:20**	**1:30**	**1:52**
2:00	**2:05**	**2:20**	**2:30**	**2:52**
3:00	**3:05**	**3:20**	**3:30**	**3:52**
4:00	**4:05**	**4:20**	**4:30**	**4:52**
5:00	**5:05**	**5:20**	**5:30**	**5:52**
6:00	**6:05**	**6:20**	**6:29**	**6:49**
7:00	**7:05**	**7:19**	**7:27**	**7:44**
8:00	**8:05**	**8:19**	**8:27**	**8:44**
9:00	**9:05**	**9:19**	**9:27**	**9:44**

Saturday, Sunday & Holiday
SOUTHBOUND To: Anaheim

Brea Mall	Placentia & Nutwood	Blue Gum & Miraloma	Katella & Main **(F)**	Anaheim Regional Intermodal Transportation Center (ARTIC)
6:00	6:15	6:23	6:39	6:45
7:00	7:15	7:23	7:39	7:45
8:00	8:15	8:23	8:39	8:45
9:00	9:16	9:25	9:42	9:48
10:00	10:16	10:25	10:42	10:48
11:00	11:16	11:25	11:42	11:48
12:00	**12:16**	**12:25**	**12:42**	**12:48**
1:00	**1:17**	**1:26**	**1:42**	**1:48**
2:00	**2:17**	**2:26**	**2:42**	**2:48**
3:00	**3:17**	**3:26**	**3:42**	**3:48**
4:00	**4:17**	**4:26**	**4:42**	**4:48**
5:00	**5:17**	**5:26**	**5:42**	**5:48**
6:00	**6:17**	**6:25**	**6:40**	**6:46**
7:00	**7:16**	**7:24**	**7:38**	**7:44**
8:00	**8:16**	**8:24**	**8:38**	**8:44**
9:00	**9:16**	**9:24**	**9:38**	**9:44**

Operates Saturday Only.
Unicamente los sabados.

F = Times are approximate/*Los horas son aproximadas.*



Your pass. Anytime, anywhere for less!

INTRODUCING THE NEW OC BUS MOBILE TICKETING APP AND REDUCED $4 DAY PASS. Eliminate the hassle of paper passes or exact change. Use OC Bus Mobile Pay and your fare will be on your phone. Buy your bus fare in advance or on-the-go from any smart phone, then activate your ticket when you're ready to ride. Our mobile ticketing app lets you buy a single ride, 30-day pass, college pass, express route fares…and our newly reduced $4 day pass!

OC Bus is continuing to make it easy to ride…anytime, anywhere for less!

Su pase.
¡En cualquier momento y en cualquier lugar por menos!

PRESENTAMOS LA NUEVA APLICACIÓN MÓVIL DE OC BUS. *Elimina la molestia de los pases de papel o de tener cambio exacto. Usa la aplicación móvil de OC Bus y su tarifa estaría en su teléfono. Compra su boleto desde cualquier teléfono inteligente, y activa su boleto cuando está listo para viajar. Nuestra aplicación móvil le permite comprar un solo viaje, un pase, el pase de universidad, las tarifas de rutas exprés de 30 días … ¡y el pase de día que recientemente fue reducida a $4!*

¡OC Bus está haciendo viajar por autobús más fácil a todos lados y por menos dinero!

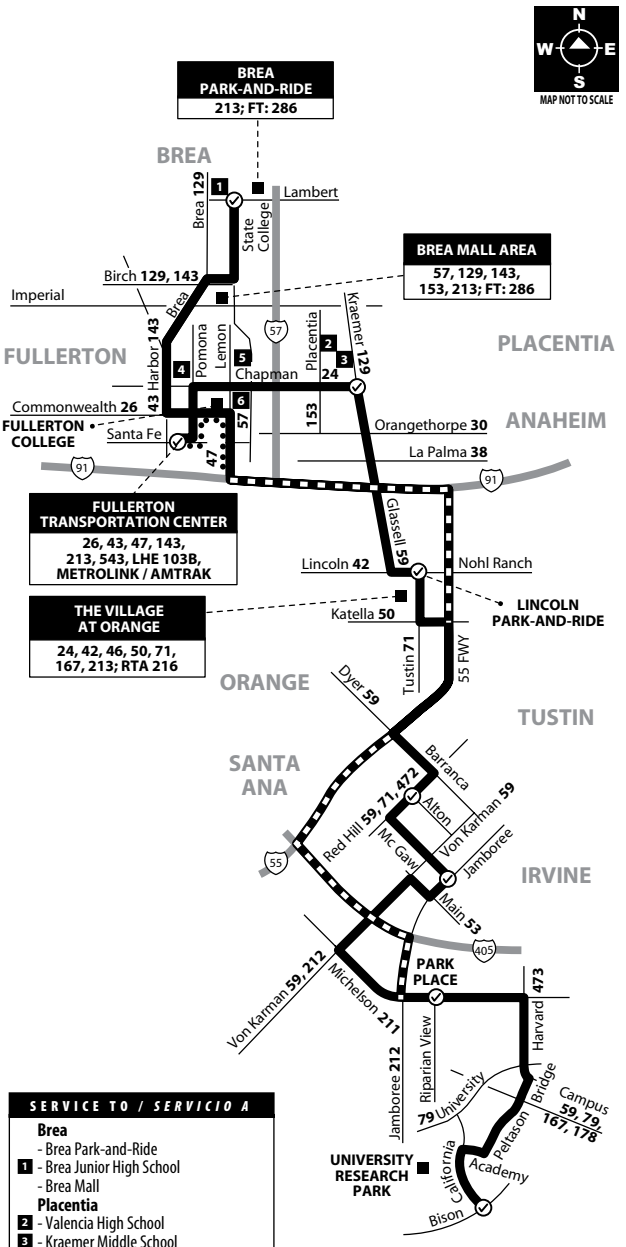
OCBUS
Together we ride

OCbus.com/MobilePay

213/A

Brea to Irvine Express
via 55 Fwy

NOTE: No weekend service.
NOTA: *No hay servicio los fines de semana.*



SERVICE TO / *SERVICIO A*

Brea
- Brea Park-and-Ride
1 - Brea Junior High School
- Brea Mall

Placentia
2 - Valencia High School
3 - Kraemer Middle School

Fullerton
- Fullerton College
4 - Fullerton Union High School
5 - Troy High School
6 - Ladera Vista Junior High School
- Fullerton Transportation Center (Metrolink/Amtrak)

Anaheim
- Anaheim Canyon Business Center

Orange
- Lincoln Park-and-Ride
- The Village at Orange

Irvine
- Irvine Business Complex
- Park Place
- UC Irvine
- University Research Park

LEGEND / *LEYENDA*

- Scheduled Departure
- Regular Routing
- No Stops
- Operates Alternate Routing
- 1 Middle or High School

FT = Foothill Transit
RTA = Riverside Transit Agency
LHE = La Habra Express

Numbers on streets indicate transfers.
Números en la calle indican transbordos.

Route 213/082016

Monday - Friday
SOUTHBOUND To: Irvine

	State College & Lambert	Fullerton Transportation Center	Kraemer & Chapman	Tustin & Lincoln	Red Hill & Alton **(F)**	Jamboree & McGaw **(F)**	Park Place **(F)**	California & Bison **(F)**	
	5:21	5:39	5:51	6:06	6:30	6:37	6:46	6:59	**AM**
	5:43	6:01	6:13	6:28	6:56	7:03	7:13	7:28	
	6:08	6:26	6:38	6:53	7:24	7:31	7:43	7:58	
A	6:13	6:31	.....	.....	.....	.....	7:09	7:22	

F = Times are approximate/*Los horarios son aproximados.*
A = Operates alternate routing/*Opera una ruta alternativa.*

Monday - Friday
NORTHBOUND To: Brea

	California & Bison	Park Place	McGaw & Jamboree	Red Hill & Alton	Lincoln & Tustin	Chapman & Kraemer	Fullerton Transportation Center **(F)**	State College & Lambert **(F)**	
	4:08	**4:24**	**4:35**	**4:44**	**5:23**	**5:38**	**5:53**	**6:16**	**PM**
A	**4:13**	**4:25**	.....	.....	.....	.....	**5:08**	**5:31**	
	4:33	**4:47**	**4:59**	**5:07**	**5:49**	**6:03**	**6:16**	**6:38**	
	5:08	**5:25**	**5:43**	**5:52**	**6:24**	**6:37**	**6:50**	**7:12**	

F = Times are approximate/*Los horarios son aproximados.*
A = Operates alternate routing/*Opera una ruta alternativa.*

EXHIBIT - B
ANALYSIS DATA

ULI SEASONAL FACTORS

MONTH	Retail	Hotel	Studio	1 BR	2 BR	Residential Guest	Existing West Parcel Office	Existing East Parcel Office	Existing West Parcel Office Storage	Existing East Parcel Office Storage
JANUARY	56%	71%	100%	100%	100%	100%	100%	100%	100%	100%
FEBRUARY	57%	85%	100%	100%	100%	100%	100%	100%	100%	100%
MARCH	64%	91%	100%	100%	100%	100%	100%	100%	100%	100%
APRIL	63%	90%	100%	100%	100%	100%	100%	100%	100%	100%
MAY	66%	92%	100%	100%	100%	100%	100%	100%	100%	100%
JUNE	67%	100%	100%	100%	100%	100%	100%	100%	100%	100%
JULY	64%	98%	100%	100%	100%	100%	95%	95%	95%	95%
AUGUST	69%	92%	100%	100%	100%	100%	95%	95%	95%	95%
SEPTEMBER	64%	93%	100%	100%	100%	100%	100%	100%	100%	100%
OCTOBER	66%	93%	100%	100%	100%	100%	100%	100%	100%	100%
NOVEMBER	72%	81%	100%	100%	100%	100%	100%	100%	100%	100%
DECEMBER	100%	67%	100%	100%	100%	100%	100%	100%	100%	100%

ULI WEEKDAY Accumulation

Time	Retail	Hotel	Studio	1 BR	2 BR	Residential Guest	Existing West Parcel Office	Existing East Parcel Office	Existing West Parcel Office Storage	Existing East Parcel Office Storage
6:00 AM	1%	95%	100%	100%	100%	0%	3%	3%	3%	3%
7:00 AM	5%	90%	100%	100%	100%	10%	30%	30%	30%	30%
8:00 AM	15%	80%	100%	100%	100%	20%	75%	75%	75%	75%
9:00 AM	35%	70%	100%	100%	100%	20%	95%	95%	95%	95%
10:00 AM	65%	60%	100%	100%	100%	20%	100%	100%	100%	100%
11:00 AM	85%	60%	100%	100%	100%	20%	100%	100%	100%	100%
NOON	95%	55%	100%	100%	100%	20%	90%	90%	90%	90%
1:00 PM	100%	55%	100%	100%	100%	20%	90%	90%	90%	90%
2:00 PM	95%	60%	100%	100%	100%	20%	100%	100%	100%	100%
3:00 PM	90%	60%	100%	100%	100%	20%	100%	100%	100%	100%
4:00 PM	90%	65%	100%	100%	100%	20%	90%	90%	90%	90%
5:00 PM	95%	70%	100%	100%	100%	40%	50%	50%	50%	50%
6:00 PM	95%	75%	100%	100%	100%	60%	25%	25%	25%	25%
7:00 PM	95%	75%	100%	100%	100%	100%	10%	10%	10%	10%
8:00 PM	80%	80%	100%	100%	100%	100%	7%	7%	7%	7%
9:00 PM	50%	85%	100%	100%	100%	100%	3%	3%	3%	3%
10:00 PM	30%	95%	100%	100%	100%	100%	1%	1%	1%	1%
11:00 PM	10%	100%	100%	100%	100%	80%	0%	0%	0%	0%
12:00 PM	0%	100%	100%	100%	100%	50%	0%	0%	0%	0%

Weekday Accumulation Patterns

SUMMARY

Gross 3,530

MONTH	TIME	Retail	Hotel	Studio	1 BR	2 BR	Residential Guest	Existing West Parcel Office	Existing East Parcel Office	Existing West Parcel Office Storage	Existing East Parcel Office Storage	TOTAL	% of Total
JANUARY	**2:00 PM**	40	51	122	721	508	30	957	687	43	22	**3181**	90.1%
FEBRUARY	**2:00 PM**	41	61	122	721	508	30	957	687	43	22	**3192**	90.4%
MARCH	**2:00 PM**	46	66	122	721	508	30	957	687	43	22	**3202**	90.7%
APRIL	**2:00 PM**	46	65	122	721	508	30	957	687	43	22	**3200**	90.6%
MAY	**2:00 PM**	48	66	122	721	508	30	957	687	43	22	**3204**	90.7%
JUNE	**2:00 PM**	48	72	122	721	508	30	957	687	43	22	**3210**	90.9%
JULY	**2:00 PM**	46	71	122	721	508	30	909	653	41	21	**3121**	88.4%
AUGUST	**2:00 PM**	50	66	122	721	508	30	909	653	41	21	**3120**	88.4%
SEPTEMBER	**2:00 PM**	46	67	122	721	508	30	957	687	43	22	**3203**	90.7%
OCTOBER	**2:00 PM**	48	67	122	721	508	30	957	687	43	22	**3204**	90.8%
NOVEMBER	**2:00 PM**	52	58	122	721	508	30	957	687	43	22	**3200**	90.6%
DECEMBER	**2:00 PM**	72	48	122	721	508	30	957	687	43	22	**3210**	90.9%

JANUARY

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	sp/k		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	56%		71%		100%		100%		100%		100%		100%		100%		100%		100%		100%		88%	
Shared Parking	43	sp	85	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,095	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	0	sp	81	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,483	sp
7:00 AM	2	sp	77	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,957	sp
8:00 AM	6	sp	68	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,737	sp
9:00 AM	15	sp	60	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,079	sp
10:00 AM	28	sp	51	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,169	sp
11:00 AM	36	sp	51	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,177	sp
NOON	40	sp	47	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,006	sp
1:00 PM	43	sp	47	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,008	sp
2:00 PM	40	sp	51	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,181	sp
3:00 PM	38	sp	51	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,179	sp
4:00 PM	38	sp	55	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,013	sp
5:00 PM	40	sp	60	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,365	sp
6:00 PM	40	sp	64	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	1,972	sp
7:00 PM	40	sp	64	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,775	sp
8:00 PM	34	sp	68	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,722	sp
9:00 PM	21	sp	72	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,645	sp
10:00 PM	13	sp	81	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,611	sp
11:00 PM	4	sp	85	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,559	sp
12:00 PM	-	sp	85	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,510	sp
	43																						3,181	

FEBRUARY

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	sp/k		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	57%		85%		100%		100%		100%		100%		100%		100%		100%		100%		100%		89%	
Shared Parking	43	sp	102	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,125	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	0	sp	97	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,499	sp
7:00 AM	2	sp	92	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,972	sp
8:00 AM	7	sp	82	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,751	sp
9:00 AM	15	sp	71	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,091	sp
10:00 AM	28	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,179	sp
11:00 AM	37	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,188	sp
NOON	41	sp	56	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,016	sp
1:00 PM	43	sp	56	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,018	sp
2:00 PM	41	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,192	sp
3:00 PM	39	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,190	sp
4:00 PM	39	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,024	sp
5:00 PM	41	sp	71	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,378	sp
6:00 PM	41	sp	77	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	1,985	sp
7:00 PM	41	sp	77	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,789	sp
8:00 PM	35	sp	82	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,736	sp
9:00 PM	22	sp	87	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,660	sp
10:00 PM	13	sp	97	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,627	sp
11:00 PM	4	sp	102	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,576	sp
12:00 PM	-	sp	102	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,527	sp
	43																						3,192	

MARCH

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	64%		91%		100%		100%		100%		100%		100%		100%		100%		100%		100%		92%	
Shared Parking	49	sp	109	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,214	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	0	sp	104	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,506	sp
7:00 AM	2	sp	98	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,979	sp
8:00 AM	7	sp	87	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,757	sp
9:00 AM	17	sp	76	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,098	sp
10:00 AM	32	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,187	sp
11:00 AM	41	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,197	sp
NOON	46	sp	60	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,025	sp
1:00 PM	49	sp	60	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,028	sp
2:00 PM	46	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,202	sp
3:00 PM	44	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,199	sp
4:00 PM	44	sp	71	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,034	sp
5:00 PM	46	sp	76	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,388	sp
6:00 PM	46	sp	82	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	1,996	sp
7:00 PM	46	sp	82	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,799	sp
8:00 PM	39	sp	87	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,746	sp
9:00 PM	24	sp	93	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,668	sp
10:00 PM	15	sp	104	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,635	sp
11:00 PM	5	sp	109	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,584	sp
12:00 PM	-	sp	109	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,534	sp
	49																						3,202	

APRIL

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	63%		90%		100%		100%		100%		100%		100%		100%		100%		100%		100%		89%	
Shared Parking	48	sp	108	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,111	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	0	sp	103	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,505	sp
7:00 AM	2	sp	97	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,978	sp
8:00 AM	7	sp	86	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,756	sp
9:00 AM	17	sp	76	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,097	sp
10:00 AM	31	sp	65	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,186	sp
11:00 AM	41	sp	65	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,195	sp
NOON	46	sp	59	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,024	sp
1:00 PM	48	sp	59	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,026	sp
2:00 PM	46	sp	65	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,200	sp
3:00 PM	43	sp	65	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,198	sp
4:00 PM	43	sp	70	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,032	sp
5:00 PM	46	sp	76	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,386	sp
6:00 PM	46	sp	81	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	1,994	sp
7:00 PM	46	sp	81	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,797	sp
8:00 PM	38	sp	86	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,744	sp
9:00 PM	24	sp	92	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,667	sp
10:00 PM	14	sp	103	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,634	sp
11:00 PM	5	sp	108	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,583	sp
12:00 PM	-	sp	108	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,533	sp
	48																						3,200	

MAY

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	66%		92%		100%		100%		100%		100%		100%		100%		100%		100%		100%		90%	
Shared Parking	50	sp	110	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,143	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	1	sp	105	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,507	sp
7:00 AM	3	sp	99	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,980	sp
8:00 AM	8	sp	88	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,758	sp
9:00 AM	18	sp	77	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,099	sp
10:00 AM	33	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,189	sp
11:00 AM	43	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,199	sp
NOON	48	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,027	sp
1:00 PM	50	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,030	sp
2:00 PM	48	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,204	sp
3:00 PM	45	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,201	sp
4:00 PM	45	sp	72	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,036	sp
5:00 PM	48	sp	77	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,390	sp
6:00 PM	48	sp	83	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	1,998	sp
7:00 PM	48	sp	83	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,801	sp
8:00 PM	40	sp	88	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,748	sp
9:00 PM	25	sp	94	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,670	sp
10:00 PM	15	sp	105	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,637	sp
11:00 PM	5	sp	110	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,585	sp
12:00 PM	-	sp	110	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,536	sp
	50																						3,204	

JUNE

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	67%		100%		100%		100%		100%		100%		100%		100%		100%		100%		100%		91%	
Shared Parking	51	sp	120	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,181	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	1	sp	114	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,516	sp
7:00 AM	3	sp	108	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,989	sp
8:00 AM	8	sp	96	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,766	sp
9:00 AM	18	sp	84	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,106	sp
10:00 AM	33	sp	72	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,195	sp
11:00 AM	43	sp	72	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,205	sp
NOON	48	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,033	sp
1:00 PM	51	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,036	sp
2:00 PM	48	sp	72	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,210	sp
3:00 PM	46	sp	72	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,208	sp
4:00 PM	46	sp	78	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,043	sp
5:00 PM	48	sp	84	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,397	sp
6:00 PM	48	sp	90	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	2,006	sp
7:00 PM	48	sp	90	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,809	sp
8:00 PM	41	sp	96	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,756	sp
9:00 PM	25	sp	102	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,679	sp
10:00 PM	15	sp	114	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,646	sp
11:00 PM	5	sp	120	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,595	sp
12:00 PM	-	sp	120	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,545	sp
	51																						3,210	

JULY

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	64%		98%		100%		100%		100%		100%		100%		95%		95%		95%		95%		91%	
Shared Parking	49	sp	118	sp	-	sp	122	sp	721	sp	508	sp	149	sp	909	sp	653	sp	41	sp	21	sp	3,172	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	0	sp	112	sp	-	sp	122	sp	721	sp	508	sp	-	sp	27	sp	20	sp	1	sp	1	sp	1,511	sp
7:00 AM	2	sp	106	sp	-	sp	122	sp	721	sp	508	sp	15	sp	273	sp	196	sp	12	sp	6	sp	1,961	sp
8:00 AM	7	sp	94	sp	-	sp	122	sp	721	sp	508	sp	30	sp	682	sp	490	sp	31	sp	16	sp	2,700	sp
9:00 AM	17	sp	82	sp	-	sp	122	sp	721	sp	508	sp	30	sp	864	sp	620	sp	39	sp	20	sp	3,022	sp
10:00 AM	32	sp	71	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,107	sp
11:00 AM	41	sp	71	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,116	sp
NOON	46	sp	65	sp	-	sp	122	sp	721	sp	508	sp	30	sp	818	sp	588	sp	37	sp	19	sp	2,953	sp
1:00 PM	49	sp	65	sp	-	sp	122	sp	721	sp	508	sp	30	sp	818	sp	588	sp	37	sp	19	sp	2,955	sp
2:00 PM	46	sp	71	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,121	sp
3:00 PM	44	sp	71	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,119	sp
4:00 PM	44	sp	76	sp	-	sp	122	sp	721	sp	508	sp	30	sp	818	sp	588	sp	37	sp	19	sp	2,962	sp
5:00 PM	46	sp	82	sp	-	sp	122	sp	721	sp	508	sp	60	sp	455	sp	327	sp	20	sp	10	sp	2,351	sp
6:00 PM	46	sp	88	sp	-	sp	122	sp	721	sp	508	sp	90	sp	227	sp	163	sp	10	sp	5	sp	1,981	sp
7:00 PM	46	sp	88	sp	-	sp	122	sp	721	sp	508	sp	149	sp	91	sp	65	sp	4	sp	2	sp	1,797	sp
8:00 PM	39	sp	94	sp	-	sp	122	sp	721	sp	508	sp	149	sp	64	sp	46	sp	3	sp	1	sp	1,747	sp
9:00 PM	24	sp	100	sp	-	sp	122	sp	721	sp	508	sp	149	sp	27	sp	20	sp	1	sp	1	sp	1,673	sp
10:00 PM	15	sp	112	sp	-	sp	122	sp	721	sp	508	sp	149	sp	9	sp	7	sp	0	sp	0	sp	1,642	sp
11:00 PM	5	sp	118	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,592	sp
12:00 PM	-	sp	118	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,543	sp

AUGUST

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	69%		92%		100%		100%		100%		100%		100%		95%		95%		95%		95%		92%	
Shared Parking	52	sp	110	sp	-	sp	122	sp	721	sp	508	sp	149	sp	909	sp	653	sp	41	sp	21	sp	3,207	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	1	sp	105	sp	-	sp	122	sp	721	sp	508	sp	-	sp	27	sp	20	sp	1	sp	1	sp	1,505	sp
7:00 AM	3	sp	99	sp	-	sp	122	sp	721	sp	508	sp	15	sp	273	sp	196	sp	12	sp	6	sp	1,955	sp
8:00 AM	8	sp	88	sp	-	sp	122	sp	721	sp	508	sp	30	sp	682	sp	490	sp	31	sp	16	sp	2,695	sp
9:00 AM	18	sp	77	sp	-	sp	122	sp	721	sp	508	sp	30	sp	864	sp	620	sp	39	sp	20	sp	3,019	sp
10:00 AM	34	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,105	sp
11:00 AM	45	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,115	sp
NOON	50	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	818	sp	588	sp	37	sp	19	sp	2,952	sp
1:00 PM	52	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	818	sp	588	sp	37	sp	19	sp	2,955	sp
2:00 PM	50	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,120	sp
3:00 PM	47	sp	66	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,118	sp
4:00 PM	47	sp	72	sp	-	sp	122	sp	721	sp	508	sp	30	sp	818	sp	588	sp	37	sp	19	sp	2,961	sp
5:00 PM	50	sp	77	sp	-	sp	122	sp	721	sp	508	sp	60	sp	455	sp	327	sp	20	sp	10	sp	2,349	sp
6:00 PM	50	sp	83	sp	-	sp	122	sp	721	sp	508	sp	90	sp	227	sp	163	sp	10	sp	5	sp	1,979	sp
7:00 PM	50	sp	83	sp	-	sp	122	sp	721	sp	508	sp	149	sp	91	sp	65	sp	4	sp	2	sp	1,795	sp
8:00 PM	42	sp	88	sp	-	sp	122	sp	721	sp	508	sp	149	sp	64	sp	46	sp	3	sp	1	sp	1,744	sp
9:00 PM	26	sp	94	sp	-	sp	122	sp	721	sp	508	sp	149	sp	27	sp	20	sp	1	sp	1	sp	1,669	sp
10:00 PM	16	sp	105	sp	-	sp	122	sp	721	sp	508	sp	149	sp	9	sp	7	sp	0	sp	0	sp	1,637	sp
11:00 PM	5	sp	110	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,586	sp
12:00 PM	-	sp	110	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,536	sp
	52																						3,120	

SEPTEMBER

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	64%		93%		100%		100%		100%		100%		100%		100%		100%		100%		100%		90%	
Shared Parking	49	sp	112	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,159	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	0	sp	106	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,508	sp
7:00 AM	2	sp	100	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,981	sp
8:00 AM	7	sp	89	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,759	sp
9:00 AM	17	sp	78	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,099	sp
10:00 AM	32	sp	67	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,188	sp
11:00 AM	41	sp	67	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,198	sp
NOON	46	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,026	sp
1:00 PM	49	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,029	sp
2:00 PM	46	sp	67	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,203	sp
3:00 PM	44	sp	67	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,201	sp
4:00 PM	44	sp	73	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,035	sp
5:00 PM	46	sp	78	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,389	sp
6:00 PM	46	sp	84	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	1,997	sp
7:00 PM	46	sp	84	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,801	sp
8:00 PM	39	sp	89	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,748	sp
9:00 PM	24	sp	95	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,670	sp
10:00 PM	15	sp	106	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,638	sp
11:00 PM	5	sp	112	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,586	sp
12:00 PM	-	sp	112	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,537	sp
	49																						3,203	

OCTOBER

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	66%		93%		100%		100%		100%		100%		100%		100%		100%		100%		100%		92%	
Shared Parking	50	sp	112	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,213	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	1	sp	106	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,508	sp
7:00 AM	3	sp	100	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,981	sp
8:00 AM	8	sp	89	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,759	sp
9:00 AM	18	sp	78	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,100	sp
10:00 AM	33	sp	67	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,189	sp
11:00 AM	43	sp	67	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,199	sp
NOON	48	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,028	sp
1:00 PM	50	sp	61	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,030	sp
2:00 PM	48	sp	67	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,204	sp
3:00 PM	45	sp	67	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,202	sp
4:00 PM	45	sp	73	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,037	sp
5:00 PM	48	sp	78	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,391	sp
6:00 PM	48	sp	84	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	1,999	sp
7:00 PM	48	sp	84	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,802	sp
8:00 PM	40	sp	89	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,749	sp
9:00 PM	25	sp	95	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,671	sp
10:00 PM	15	sp	106	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,638	sp
11:00 PM	5	sp	112	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,587	sp
12:00 PM	-	sp	112	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,537	sp
	50																						3,204	

NOVEMBER

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	sp/k		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	72%		81%		100%		100%		100%		100%		100%		100%		100%		100%		100%		92%	
Shared Parking	55	sp	97	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,215	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	1	sp	92	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,495	sp
7:00 AM	3	sp	87	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,968	sp
8:00 AM	8	sp	78	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,748	sp
9:00 AM	19	sp	68	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,092	sp
10:00 AM	36	sp	58	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,184	sp
11:00 AM	47	sp	58	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,195	sp
NOON	52	sp	53	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,024	sp
1:00 PM	55	sp	53	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,027	sp
2:00 PM	52	sp	58	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,200	sp
3:00 PM	49	sp	58	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,197	sp
4:00 PM	49	sp	63	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,031	sp
5:00 PM	52	sp	68	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,385	sp
6:00 PM	52	sp	73	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	1,992	sp
7:00 PM	52	sp	73	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,796	sp
8:00 PM	44	sp	78	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,741	sp
9:00 PM	27	sp	83	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,661	sp
10:00 PM	16	sp	92	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,626	sp
11:00 PM	5	sp	97	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,573	sp
12:00 PM	-	sp	97	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,522	sp
	55																						3,200	

DECEMBER

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	TOTAL	units
Gross Lease Area (SF)	16.897	ksf	150.000	rooms	150.000	rooms	81.000	units	412.000	units	254.000	units	747.000	units	251.871	ksf	180.915	ksf	43.010	ksf	21.819	ksf		
Genration Rate (SP/1000 GLA)	5.00	sp/k	1.00	sp/rm	-	sp/rm	1.50	sp/unit	1.75	sp/unit	2.00	sp/unit	0.20	sp/unit	4.00	sp/k	4.00	sp/k	1.00	sp/k	1.00	-		
Stand Alone Requirement	84	sp	150	sp	-	sp	122	sp	721	sp	508	sp	149	sp	1,007	sp	724	sp	43	sp	22	sp	3,530	sp
Captive Market Factor	0.90		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		1.00		0.99	
Mode Split Factor	1.00		0.80		1.00		1.00		1.00		1.00		1.00		0.95		0.95		1.00		1.00		1.00	
Seasonal Factor	100%		67%		100%		100%		100%		100%		100%		100%		100%		100%		100%		94%	
Shared Parking	76	sp	80	sp	-	sp	122	sp	721	sp	508	sp	149	sp	957	sp	687	sp	43	sp	22	sp	3,273	sp

	Retail	units	Hotel	units	Hotel Emp.	units	Studio	units	1 BR	units	2 BR	units	Residential Guest	units	Existing West Parcel Office	units	Existing East Parcel Office	units	Existing West Parcel Office Storage	units	Existing East Parcel Office Storage	units	Total Demand	units
6:00 AM	1	sp	76	sp	-	sp	122	sp	721	sp	508	sp	-	sp	29	sp	21	sp	1	sp	1	sp	1,479	sp
7:00 AM	4	sp	72	sp	-	sp	122	sp	721	sp	508	sp	15	sp	287	sp	206	sp	13	sp	7	sp	1,954	sp
8:00 AM	11	sp	64	sp	-	sp	122	sp	721	sp	508	sp	30	sp	718	sp	516	sp	32	sp	16	sp	2,738	sp
9:00 AM	27	sp	56	sp	-	sp	122	sp	721	sp	508	sp	30	sp	909	sp	653	sp	41	sp	21	sp	3,087	sp
10:00 AM	49	sp	48	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,187	sp
11:00 AM	65	sp	48	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,203	sp
NOON	72	sp	44	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,035	sp
1:00 PM	76	sp	44	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,039	sp
2:00 PM	72	sp	48	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,210	sp
3:00 PM	68	sp	48	sp	-	sp	122	sp	721	sp	508	sp	30	sp	957	sp	687	sp	43	sp	22	sp	3,206	sp
4:00 PM	68	sp	52	sp	-	sp	122	sp	721	sp	508	sp	30	sp	861	sp	619	sp	39	sp	20	sp	3,040	sp
5:00 PM	72	sp	56	sp	-	sp	122	sp	721	sp	508	sp	60	sp	479	sp	344	sp	22	sp	11	sp	2,393	sp
6:00 PM	72	sp	60	sp	-	sp	122	sp	721	sp	508	sp	90	sp	239	sp	172	sp	11	sp	5	sp	2,000	sp
7:00 PM	72	sp	60	sp	-	sp	122	sp	721	sp	508	sp	149	sp	96	sp	69	sp	4	sp	2	sp	1,803	sp
8:00 PM	61	sp	64	sp	-	sp	122	sp	721	sp	508	sp	149	sp	67	sp	48	sp	3	sp	2	sp	1,745	sp
9:00 PM	38	sp	68	sp	-	sp	122	sp	721	sp	508	sp	149	sp	29	sp	21	sp	1	sp	1	sp	1,658	sp
10:00 PM	23	sp	76	sp	-	sp	122	sp	721	sp	508	sp	149	sp	10	sp	7	sp	0	sp	0	sp	1,616	sp
11:00 PM	8	sp	80	sp	-	sp	122	sp	721	sp	508	sp	120	sp	-	sp	-	sp	-	sp	-	sp	1,558	sp
12:00 PM	-	sp	80	sp	-	sp	122	sp	721	sp	508	sp	75	sp	-	sp	-	sp	-	sp	-	sp	1,506	sp
	76																						3,210	

EXHIBIT - C
DEVELOPMENT AGREEMENT 89-2

90-277014

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA

2:30
P.M. MAY 23 1990

Lee A. Branch RECORDER

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

EXEMPT
C18

DONNA M. RHINE
City Clerk, City of Brea
Number One Civic Center Circle
Brea, California 92621

AMENDED DEVELOPMENT AGREEMENT (D.A. 89-2) CONCERNING THE PRESENT SITE OF THE BREA-OLINDA HIGH SCHOOL IN THE CITY OF BREA, ORANGE COUNTY, CALIFORNIA

NO TAX/NO CONSIDERATION

THIS AGREEMENT is made and entered into as of the thirty-first day following final adoption of the ordinance approving it (hereinafter, the "Effective Date") by and between the CITY OF BREA, a municipal corporation ("City" hereinafter) and BREA PLACE ASSOCIATES ("Developer" hereinafter).

W I T N E S S E T H:

A. Recitals.

(i) California Government Code Section 65864 provides as follows:

"The Legislature finds and declares that:

(a) The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development."

ORIGINAL
RETURN TO OFFICE OF
THE CITY CLERK

(ii) California Government Code Section 65865 provides in pertinent part as follows:

"Any city, . . ., may enter into a development agreement with any person having a legal or equitable interest in real

Free recording requested per CA Gov't Code Section No. 6103.
Donna M. Rhine
Donna M. Rhine, City Clerk/City of Brea

property for the development of such property as provided in this article . . ."

(iii) California Government Code Section 65865.2 provides as follows:

> "A development agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The agreement may provide that construction shall be commenced within a specified time and that the project or any phase thereof be completed within a specified time."

(iv) Developer has an equitable interest in and to that real property located entirely within City, consisting of the present site of the Brea-Olinda High School generally located at the corner of State College Boulevard and Birch Street, and hereinafter is referred to as "the site".

(v) The site, other than that portion thereof which is subject to a Development Agreement approved by City Council's Ordinance No. 762, now is zoned CC/PD, subject to the provisions of a Development Agreement enacted by City Council Ordinance Nos. 791 and 820. Developer and City desire to provide through this Development Agreement different development controls on the site which will provide for maximum efficient utilization of the site in accordance with sound planning principles.

(vi) This Agreement is entered into pursuant to the provisions of Article 2.5 of Chapter 4, Title 7 of the California Government Code commencing with Section 65864 thereof.

B. Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. The parties hereby agree that the zoning map designation for the site now is CC/PD (Major Shopping Center/Precise Development Zone) subject to the specific terms and provisions of Development Agreements approved by City Council Ordinance Nos. 762, 791 and 820. The site shall be subject to the specific terms and provisions hereof which shall supersede conflicting standards and requirements of the CC Zone so long as this Agreement is in full force and effect. Further, Developer shall not be required to obtain a Precise Development Certificate of Use for development of the site which occurs pursuant to this Development Agreement; although, as to certain portions of the site, Developer shall be required to obtain a Conditional Use Permit for development as specifically set forth herein. The duration of this Development Agreement shall be ten (10) years following the Effective Date. Upon the expiration of the ten (10) year period commencing immediately after the Effective Date, if Developer has not then performed construction work on the site or any portion or portions thereof pursuant to a building permit or permits issued by City, that portion of the site upon which construction work has not then been performed shall then be deemed to be zoned CC/PD, and the development of such portion of the site then and thereafter shall be governed accordingly by the then current provisions of the City's Zoning Ordinance as to CC/PD zoning or the then zoning category succeeding thereto. As to that portion of the site on which construction work has been performed prior to the expiration of said ten-(10) year period, the provisions of this Development Agreement shall continue to apply until this Development Agreement is amended or terminated by the parties hereto or their respective successors or assigns. For the foregoing purpose, construction work shall not include preparation of plans, engineering work or grading.

2. Any development of the site shall take place in accordance with those plans and specifications entitled Brea Place presented to City's staff by Developer consisting of a cover sheet and figures 1 through 14 inclusive, and date stamped "February 6, 1989, Planning Division" and in accordance with the development standards set forth hereinafter. All references hereinafter to figures, lettered buildings, and other designations are references to figures, letters and designations contained and set forth in said plans and specifications ("the specifications" hereinafter). The developer shall obtain legal possession of the entirety of the site prior to the issuance of any building permit for any improvements provided per herein.

3. The following development standards as well as the specifications shall govern the development of the site during the term hereof and subject to the provisions of paragraph 1 hereinabove:

a. As to lot dimensions, there are no requirements.

b. As to uses, the site shall be developed with a combination of corporate, administrative and professional offices, including medical and dental offices, cinemas, commercial retail, restaurants, a private health club, promotional retail and specialty markets, dinner theater, basements to be used for storage, computer facilities, cafeterias, mail and supply rooms, warehousing and other similar ancillary uses, and keep all in accordance with the specifications, the development standards and other specific criteria set forth in this paragraph 3.

The developer shall be allowed to place a temporary building on the site for the purpose of operating a branch of a financial institution while a permanent facility is constructed by the developer.

Subject to the approval of a Temporary Trailer Permit, said permit shall be processed pursuant to Section 284 of the City Zoning Ordinance.

1) All loading, unloading, trash pick up and similar operational activities within the parking lot/loading areas located to the north of Building locations O, Q, R, and S shall be limited to the hours of 7 a.m. to 7 p.m. seven (7) days a week. Furthermore, except as expressly permitted herein, all other activities associated with permitted uses shall take place entirely within the building walls; i.e., any car stereo installation or similar activities normally associated with a user, such as Circuit City, shall occur within the main building and all work areas shall be kept entirely enclosed. The cinema and dinner theater use, shall be limited in hours of operation to weekday evenings commencing no earlier than 6 p.m. with matinees permitted only on Saturdays, Sundays and business holidays. The box office operations may open for ticket sales no earlier than 5:30 p.m. on weekday evenings.

2) The private health club use shall be restricted to be used only by tenants and/or owners of portions of the site and their employees.

In addition, the ground level of the office building pads may be used for commercial retail and/or restaurant purposes with a proportionate reduction in the office area square footage subject to the issuance of a Conditional Use Permit as to specific uses and parking requirements. Signage and architecture for said uses shall be as approved by the Development Agreement for the office buildings in question;

3) Further as to uses, all uses shall also be governed by the provisions of Exhibits "A" and "B" attached hereto and incorporated herein by reference;

4) City's City Planner shall review and approve all proposed structures for consistency with the Specifications and the standards set forth herein as to building pad, building square footage, building envelope, site circulation signage and architecture prior to the issuance of any building

permit therefor, provided that any substantial modification of any such building(s) shall require the issuance of a Conditional Use Permit in accordance with the then current provisions of City's Zoning Ordinance. It is agreed that a transfer of development square footage between Buildings L and M of Development Agreement 89-2 and Building B of Development Agreement 89-3 is acceptable. Such transfer shall not exceed 36,000 square feet, provided the maximums of building height and all other standards and requirements are met.

At this time, Pad P is approved for the construction of a 6,000 square foot building per the terms and conditions of Development Agreement 86-3. Should the developer desire to increase the building square footage, alter the approved architecture or signage as currently approved, said modification shall be consistent with the terms of this amended Agreement and shall be subject to the review and approval of the City Planner.

The final specific location, and operation and design of a dinner theatre use, day-care facility, and retail anchors for Buildings R and S shall be subject to the issuance of a Conditional Use Permit and as consistent with the terms of this Agreement.

c. As to building density, the following criteria shall apply:

Building	Use	Max. Area Square Feet	Max. Stories	Max. Basement Area
F	Retail	10,250	1	----
G	Retail/Financial	4,000	1	----
H	Office	111,029	6	25,487
I	Office	134,611	6	17,000
J	Restaurant/Retail	6,000	1	----
K	Office	129,389	6	23,100
L & M	Office	90,000	4	24,000

N	Cinema (2,300 seats)	29,626	2	----
O	Restaurant/Retail	70,522	1	----
P	Restaurant/Retail	6,000	1	----
Q	Retail	37,000	1	----
R	Retail	32,000	1	----
S	Retail	70,000	1	----
T	Retail	6,100	1	----
U	Restaurant/Retail	4,000	1	----
V	Restaurant/Retail	16,000	1-2	----
W	Day Care	16,000	1	----
Totals:		772,527		89,587

d. Maximum building heights shall be as follows:

Structure	Building Height to Top of Parapet	Total Height Including Penthouse/ Tower Structure
Parking Deck (see Parking Deck Section, Figure 6)	17 feet to top of guard wall 17 to 28 feet at screen walls along residential property lines	----
1 story & freestanding restaurant/office pads	30 feet	55 feet
2 story	32 feet	44 feet
3 story	46 feet	58 feet
4 story	60 feet	72 feet
6 story	88 feet	100 feet

Building heights shall be measured from the adjacent grade to the top of the building parapet. Basement levels shall not be included for purposes of establishing building heights. Sloping roofs and roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment

required to operate and maintain the buildings and fire or parapet walls, skylight towers, steeples, flagpoles, chimneys, wireless and television masts, water tanks, or similar structures may be erected above the maximum height permitted, subject to the review and approval of the City Planner. No roof structure shall be allowed for purposes of providing additional floor space.

e. Building locations and setbacks shall be as illustrated on Sheet No. 3 of the Specifications. In addition, the following minimum standards shall apply:

- Major office building shall be set back a minimum of 20 feet from the railroad right-of-way and a minimum of two feet for each one foot in building height, measured to top of parapet from adjacent grade, from residential property lines.
- The cinema shall be set back a minimum of 20 feet from the residential property line to the north and there shall be no openings provided along the north elevation of the cinema except those required for emergency exiting.
- Parking Deck No. 1, as illustrated on Sheet Nos. 2, 3, 12, and 13 of the Specifications, shall be setback a minimum of 27.5 feet from the property line to the west.
- Freestanding restaurant retail pads shall be setback a minimum of 20 feet from property lines.
- The westerly driveway on-site (Randolph Avenue) shall be located to align with the final precise alignment of the Randolph Avenue extension adjacent to and west of the Civic Cultural Center, as required by the Director of Development Services and as consistent with the terms of the Agreement.

- The cinema and retail uses on Building Pads N and O shall be located as specified on the Sheet No. 3 of the Specifications.

f. Parking/circulation shall be provided in accordance with the following criteria:

As to computation of parking, gross floor area shall be determined to be the total horizontal area of all of the floor of a building included within the surrounding walls, exclusive of vent shafts, courts, restrooms, stairwells, elevator shafts and elevator lobbies, subject to the review and approval of the Building & Safety Manager and the City Planner.

Reciprocal parking and access agreements shall be provided as to all existing and future uses on the site to the satisfaction of City's Traffic Engineer, City Planner and City Attorney. Such agreements shall provide an adequate parking and circulation system on the site during all phases of development of the site. City's Traffic Engineer and City Planner shall review all building permit applications for development of the site and shall approve the same as to conformance with this requirement prior to any such building permit being issued.

The following parking ratios shall apply to the uses as listed:

PERMITTED USES AND THE REQUIRED NUMBER OF SPACES TO BE PROVIDED PER THOUSAND SQUARE FEET OF GROSS FLOOR AREA

Office	4.0
Restaurant	*
Bank	5.0
Commercial Retail	4.8

* A maximum of 24,800 square feet of sit-down restaurant food users may be permitted on-site. The location of said users shall be subject to the review and approval of the Development Services Director and as consistent with the terms of the Agreement.

Basement (storage, mechanical, equipment rooms and private cafeteria, computer facilities, mail/supply rooms.)	1.0
Health Club (Private)	1.0
Medical/Dental Office	5.5
Cinema, Evening Dinner Theatre	Parked free. Subject to C.U.P. regulations, if applicable.
Day Care	Subject to C.U.P. regulations, if applicable.

The cinema parking ratio is based on the cinema being constructed subsequent to the completion of development of the Brea Corporate Place site as illustrated on Sheet Nos. 2 and 3 of the Specifications. Should the cinema use be constructed prior to the completion of Brea Corporate Place improvements, the cinema use shall be parked at a ratio of one space per every three seats in the cinema. Required parking for the cinema use may be accommodated in either a surface parking area or a parking deck. For purposes of determining the number of parking spaces required for the cinema use, parking spaces available for office uses shall be deemed to be jointly available for use by the cinema; and a dinner theater shall be allowed to be parked free provided that its parking spaces can be in the Brea Corporate Place site consistent with the Cinema. A parking study shall be required and approved by the Planning Commission at the time of Conditional Use Permit consideration.

Additional structures shall be optional for further development, until such time as the parking requirements as specified in the ratios contained herein and including interim parking during parking deck construction exceed the capacity of available surface parking. Available surface parking shall include surface parking as outlined in the specifications and may include parking provided in areas designated as building pads.

Parking space dimensions shall be as follows:

Standard size space - 9 x 19 feet with a minimum 25-foot aisle width with 90-degree parking.

Compact size spaces - 8 x 16 feet with a minimum 24-foot aisle width with 90-degree parking, the total number of spaces for compacts not to exceed 50 percent of the total parking provided.

Handicap spaces - 14 x 19 feet single stall, 23 x 19 feet double stalls, the total number of such spaces to be provided in accordance with State of California handicap requirements.

Further, as to parking space dimension requirements, when stalls of different sizes are combined in any aisle, the greatest aisle width shall apply. A 30-inch overhang shall be permitted from wheel stop to end of stall for all size cars. Finally, a minimum 5-foot wide parking island shall be provided wherever said islands are utilized as overhang areas for opposite facing parking stalls. Structural columns for the parking structure shall be permitted to be located within the depth of a regular parking stall so long as such columns are located at the head of a stall and on the dividing line between stalls, as illustrated on Sheet No. 13 of the Specifications.

The location of all parking stalls shall be as illustrated on Sheet No. 3, of the Specifications, and shall be approved by the City's Traffic Engineer and City Planner prior to the issuance of building permits.

In addition, the following conditions shall be met by the developer:

- On-site driveways shall be modified as required in order to meet truck maneuvering requirements per Section 304 of the City Zoning Ordinance as approved by the Traffic Engineer;
- All proposed loading areas shall be subject to the review and approval of the City Planner and City's Traffic Engineer. Said review shall include, but not be limited to, the location and screening of said loading areas;

- The final design of the parking deck and ramps shall be subject to the review and approval of the City Engineer and City's Traffic Engineer.

During each phase of construction on the site, all required parking spaces shall be maintained for the existing uses. As a part of the plan check review for each building, an on-site parking plan shall be submitted for review subject to the approval of the City Planner and City's Traffic Engineer which shall ensure that no required parking spaces for existing uses shall be rendered unusable during the construction of the proposed development unless such unusable spaces are replaced on other portions of the site either on a temporary or permanent basis.

In all cases, the parking spaces required and developed for each proposed use shall be provided as required herein and shall be approved by City's Traffic Engineer and City Planner prior to the issuance of any building permit requiring the installation of those parking spaces.

Sidewalks shall be provided on the site from adjacent streets at all drive entrances and other location as reviewed and approved by City's Traffic Engineer and City Planner.

g. Developer shall incorporate the comprehensive pedestrian circulation plan as outlined in Sheet No. 4 of the Development Plans subject to the review and approval of the City Planner and City's Traffic Engineer.

h. As to landscaping and walls, a 7-foot high buffer wall, similar to the existing wall constructed on the western edge of the State College Boulevard frontage, shall be provided along the property lines adjacent to residentially developed properties as approved by the City Planner and the City Engineer.

The applicant shall provide a detailed landscape and full coverage automatic irrigation plan for each phase of development, including a revised

plan for Phase I of the Marketplace site, and including the perimeter landscape area adjacent to public streets. Said landscape and irrigation plan shall be approved and installed as required by the City Planner and City's Maintenance Services Director prior to a Certificate of Occupancy being issued for any building(s) for which said landscaping is required. In all cases, phasing of the installation of all landscaping shall be provided for as required by the City Planner.

As a minimum, the landscaping plan to be provided shall include one tree each per five parking stalls which may be clustered or grouped and all such trees shall be installed along the perimeter and within the parking area. Further, such trees shall be placed so as to give visual relief to the parking areas. Landscaping plans also shall incorporate as a minimum provision for erosion control as approved by the City Planner and City Engineer on all graded areas which shall remain vacant prior to building construction. Undeveloped areas shall be maintained in a weed-free condition as required by City's Fire Marshal.

The landscaping plan to be presented by Developer shall include the following plant materials and sizes:

Trees	Use
Erythrina Caffra (Kaffir Boom Coral Tree)	Accent tree at entries and plaza areas
Ulmus Parvifolia (Evergreen Elm)	Parking area tree
Plantanus Acerfolia (London Plane Tree)	Parking area tree
Liquidamber Styraciflua (American Sweet Gum)	Street tree, building perimeter tree at narrow condition
Alnus Rhombifolia (White Alder)	Street tree, residential property line tree
Eucalyptus Citriodora (Lemon Scented Gum)	Adjacent to Southern Pacific R.O.W.
Eucalyptus Camaldulensis (Red Gum)	Adjacent to Southern Pacific R.O.W.
Eucalyptus Sideroxylon (Red Ironbark)	Adjacent to Southern Pacific R.O.W.
Gleditsia Triacanthos "Sunburst" (Honey Locust)	Plaza area tree
Arecastrum Romanzoffianum (Queen Palm)	Plaza area tree
Washingtonia Robusta (Mexican Fan Palm)	Plaza area tree
Phoenix Canariensis (Canary Island Palm)	Plaza area tree

Shrubs	Use
Escalonia Exoniensis "Frades" (Escalonia)	Hedges
Bougainvillea "San Diego Red" As approved by the City Planner City Planner	Fence cover at Southern Pacific R.O.W. Parking Deck Facades

Ground Cover	Use
Poa Pratensis (Kentucky Bluegrass)	Berms, parkways, plaza areas
Hedera Helix "Hahnsii" (Hahns Ivy)	Building perimeter, slopes greater than 2:1
Rotational planting per availability	Color accents at plaza/entry areas

Sizes:

The approximate percentage of various size trees shall be as follows:

5 gallon	5 percent
15 gallon	60 percent
24-inch box	25 percent
36-inch box	9 percent
48-inch box	1 percent

Notwithstanding the above general standards, 50 percent of eucalyptus may be 5-gallon size since this size will often outgrow larger specimens.

All other walls and/or fences not specifically addressed herein shall be designed and constructed of materials in a manner required and subject to the approval of the City Planner.

i. As to signage, following are general standards as to design and placement for development of the site. Individualized building-mounted signage shall be controlled with dimensional and locational criteria.

The standard signs approved hereby are contained on the signage plans, Site Signage, and Building Signage, Sheet Nos. 8, 9, 10, and 11 within the Specifications.

Standard project signage types for office uses shall be predesigned and shall utilize a fabricated metal tubular sign face mounted on a structural steel tubing frame or a sandblasted concrete base. The entry monument may be internally illuminated. The locations of the sign types indicated on the signage plan are subject to the approval of the City Planner and the City's Traffic Engineer. Sign faces shall be painted a uniform color throughout corresponding to one of the major project accent colors.

All major office buildings will be allowed a total of three major spandrel-mounted building signs. These signs shall be composed of individual internally lighted or backlighted channel type letters. Faces shall be white with channel edges painted or anodized dark bronze. Maximum letter size shall be 36-inches high. In addition, a company logo will be allowed not to exceed 5-1/2 feet square. This logo may be multi-colored and internally lighted.

In addition, buildings over two stories will be allowed additional building signs mounted at a height of approximately 15 feet, just above the glass line of the ground floor. These signs may be oriented as appropriate for addressing on-site traffic. Maximum letter size for these signs shall be 24-inches high.

In addition to the criteria above for office buildings, all building-mounted signage shall comply with the following requirements:

Signs shall be restricted to tenant identification only;

All measurements for heights of letters refer to capital letters;

Any illumination shall be internal and all electric wiring, boxes and chases shall be concealed; and

All tenant signs shall be reviewed and approved by the project architectural committee prior to submittal to the City of Brea for permits.

The following criteria provides a generalized outline for the retail signage on the main retail buildings and the cinema buildings F, N, O, Q, R, S and V. All signage for building pads J, G, P, T, and U shall be approved as to specific sign types, location, letter heights, sign area, color, materials and method of construction during the use permit process:

Each Tenant and such Tenant's sign contractor shall review these specifications before preparing sign drawings for submittal to the City Planning Division.

In-line Shops: The wording of signs shall be limited to the store name only. Corporate crests, shields or insignia are acceptable. In no case shall there be installed more than one (1) primary sign per tenant storefront. Tenants occupying corner spaces shall be allowed one sign per elevation with a maximum of two (2) signs, or one (1) sign only on the diagonal corner of the leased storefront. All signs and identifying marks shall occur within the limits of the Premises between the floor line and the roof line. Signs shall not project beyond the lease line of the Premises bordering common areas more than 2 inches if less than 8 feet above finished grade, or more than 6 inches if above 8 feet.

Retail Anchors: Wording of primary signs shall be limited to store name and/or insignia. Multiple primary signs may be permitted subject to review and approval of the Planning Commission. All illuminated signs shall have individual letters, open channel letters with exposed neon, reverse channel letters with neon behind, exposed neon with wall mounts or any combination of the above sign types. Illuminated plastic face sign cans will not be permitted except as noted on Sheet 10 of the Specifications. All illuminated signs and their installation must

comply with all applicable building and electrical codes. Letters may be back illuminated with lamps contained wholly within the depth of the letter and with maximum brightness not in excess of 100-foot lamberts. Signs shall have no moving or flashing lights and no luminous letters on back panels. No flashing or animated signs will be permitted.

The total area of all signs of any storefront shall not exceed, in square feet, the foot frontage of the storefront multiplied by 0.750 for in-line retail shops and 1.50 for retail anchors. For this purpose:

1) The area of a sign is the area of a rectangle surrounding all of the letters of the sign. Where upper and lower case letters are used, the average height of the letters shall be used to determine the height of the rectangle.

2) Foot frontage of a storefront is the length of the facade measured along the lease line separating the Premises from the adjacent store.

3) Signing is restricted to the sign band as per Sheet Nos. 9 and 10.

Window signs shall only be permitted for identify graphics and for display of information related to hours of operation. Windows shall not be used for display of advertising materials.

All directional/safety signage shall be provided as approved by the City Planner and the City's Traffic Engineer.

Advertising signage, or other signage, for furniture to be provided for the bus stops shall be designed in accordance with Sheet No. 9 of the Specifications.

All temporary signs including leasing and construction signs shall be designed and installed in accordance with Sheet No. 9 of the Specifications,

subject to the review and approval of the Planning Division as to location. The signage for the proposed United Artists Cinema in Building N shall be constructed as described in Sheet Nos. 9, 10, and 11 of the Specifications and as modified hereinabove. The Developer shall be permitted to install decorative banners or flags which shall be attached to light standards or poles provided said banners are not used as advertisement for any user. The banners shall be maintained in a neat and orderly fashion.

j. As to lighting requirements, Developer shall provide an exterior lighting plan to be approved by the City Planner and the City Traffic Engineer. At a minimum, that plan shall utilize High Pressure Sodium Vapor flat lense luminaires, there shall be provided the equivalent of one (1) foot candle of illumination throughout the parking area, the lighting plan shall utilize a time-clock or photo-sensor system and the lighting plan shall be designed to confine direct rays to the premises with no spillover of rays beyond the property line.

The exterior lighting plan shall be approved by the City Planner and the Traffic Engineer prior to the issuance of a building permit for development on the site pursuant to this Development Agreement.

k. As to trash storage, the applicant shall provide plans specifying location and type of trash storage, which plans shall be approved by the City Engineer and the City Planner prior to the issuance of any building permit for development on the site pursuant to this Development Agreement. At a minimum, all trash storage shall be shielded from public view.

l. As to fire safety, Developer shall comply with all requirements regarding fire flows and hydrants specified in City's Ordinances, Rules and Regulations, including, but not limited to, the most recently adopted Fire and Building Code requirements.

In addition, the following items shall be provided for as required by the Fire Marshal:

1) Automatic fire sprinkler system.
2) Automatic fire sprinkler system supervision.
3) Identify waste storage method and location.
4) A minimum fire flow requirement must be provided.
5) Fire hydrant(s).
6) Building and/or unit numbering system.
7) Fire extinguisher(s).
8) Special fire extinguishing system(s).
9) Fire alarm system.
10) Uniform Fire Code permit(s).
11) Fire drill/emergency evacuation plan.
12) Scaled seating plan (including aisles, exits, etc.).
13) Emergency lighting system.
14) Emergency exit plan (doors, hardware, exitways, etc.).
15) Fire retardant curtains, drapes, hangings, etc.
16) Occupant load sign(s).
17) Roof coverings are required to be fire retardant.
18) Fire hydrant(s), utility meter(s), automatic fire sprinkler equipment, exit door(s) exposed to vehicular traffic to be provided with protective posts.
19) Fire hydrant(s) and approved access thereto shall be installed and operative prior to final foundation inspection.
20) High Rise Structure designation, Buildings I, H, K, S, T, and U (if in excess of 55 feet):

a) Smoke detection system

b) Alarm and communication system

c) Voice alarm system

d) Public address system

e) Fire Department communication system

f) Central control station

g) Smoke control system

h) Elevator protection

i) Stand-by power system

j) Emergency power system

k) Emergency access plan (building/site)

The above referenced items numbered 12 through 16 shall apply to all proposed restaurants and any other public assemblies.

All required water mains, fire hydrants and fire access shall be installed and operational for each phase of development prior to foundation inspection for any building within each phase.

m. With respect to hours of construction, exterior construction activities and grading activities shall occur only between the hours of 7 a.m. and 7 p.m., Monday through Friday. Interior construction hours shall not be limited.

n. Architectural control criteria shall be as follows:

1) Office Buildings

These standards are intended to establish a level of quality and design continuity for individual buildings within the site. They prescribe the design directions, candidate materials, textures and colors which are considered appropriate for use on the site.

The overall site elevations included in the Specifications illustrate the general character of development anticipated by these standards. In general, building facades shall utilize alternating bands of glass and other

compatible panelized materials in such a way as to emphasize horizontal layering of building floors. A layer may be interrupted for interest as long as the dominant horizontal theme is maintained.

The palette for usable building materials and colors for office structures is illustrated on the color and materials board presented to City's Planning Commission and Council during the processing of this Development Agreement.

Glass materials shall be bronze/gray range second surface reflective glass or similar as illustrated on Building I. Clear glass is permitted at ground floor vision areas. Glass with reflective or opaque coatings, thin-shell concrete, conventional precast concrete, exterior plaster, metal or porcelain-coated metal panels or siding shall be allowed for spandrels (non-vision areas of exterior walls at floor lines) and for soffits. Monolithic surfaces such as plaster or poured-in-place concrete shall be divided with joints, scores or reveals to exhibit a panelized appearance.

Roofing materials shall consist of rose or gray colored gravel surfacing over monocoat or built-up roofing. Inside parapets shall match the color of the roof.

Colors of materials shall be compatible with other buildings already planned or built within the development.

2) Commercial/Retail Buildings (non-office)

The main retail component, Buildings O, R, Q, and S of the Master Plan for the site is designed to accommodate a variety of merchants and services while projecting a cohesive image, compatible with the contemporary architectural character of the neighboring office development, the mall, Civic Center and proposed hotel. It is organized to service the office tenants and the community in general by providing shopping, dining and entertainment functions. The final architectural and signage plans, for freestanding retail pads J, G, P, and U are subject to the issuance of a Conditional Use Permit for each building pad.

The significant architectural components of the main retail center are as follows:

The significant elements of the retail center shall consist

of promotional retail anchors and retail shops in two separate building forms. The outdoor "walking street" which lies along the MWD pipeline easement will be developed as shop entries, outdoor dining and cinema queuing. This area will function as a composite anchor for the center.

The palette for the main retail and cinema buildings is illustrated on the materials and color board submitted for review. The predominant material shall be painted exterior plaster over framing or concrete block masonry with a wainscot of plaster, concrete block, or stone. Building walls along the residential property line shall be sand blasted or textured concrete block with attaching vines. Mullions shall be painted aluminum and glass shall be clear in store fronts with reflective green/blue glass in skylights. Colored canvas awnings shall be provided at shop entries.

Service/Delivery Area:

All service loading and delivery areas shall be effectively screened from public view by use of a wall, landscaping, berming, or a combination thereof as required by the City Planner.

3) Utility Structures

Auxiliary structures for housing trash containers shall be constructed from concrete or concrete masonry materials which are compatible with buildings or property-line walls within the development. Trash enclosures shall have trellising above to obstruct views of the interior of the enclosure from upper floors of adjacent buildings. All such materials shall be approved by the City Planner prior to occupancy of any building served by such a structure. All exterior electrical equipment, transformers, etc., and other service elements shall be screened by a fence, wall, or mature landscaping, or a combination thereof, as approved by the City Planner prior to building occupancy.

4) Parking Deck

At a minimum, the parking deck shall be sandblasted concrete

or sandblasted and painted concrete panels which may be alternated/interspersed. Additional landscape treatment shall be provided along the upper deck panels through the use or built-in planters or other type of approved design. The final design of the parking deck elevation treatment shall be approved by the City Planner prior to the issuance of a building permit for a parking deck.

o. The applicant shall participate in the City's Art in Public Places Program as required by the Art in Public Places Policy of City's Council. The building valuation for Building I, the Traveler's Insurance Building, shall be included for purposes of determining the dollar amount required for the minimum art allocation for the site. The timing of the installation of the art piece(s), as required by the Art in Public Places Policy Manual, shall be as approved by the Art in Public Places Advisory Committee, subject to the procedures as set forth in the Art in Public Places Policy Manual.

q. All on and off site street, sewer, storm drain, water system and utility facilities to be constructed by Developer to service the site shall meet all criteria established in City's Ordinances, Resolutions, Rules and Regulations and any and all plans therefor shall be approved by the City Engineer prior to the issuance of any permit to construct the same. In addition, the following public improvements shall be completed as required by the City Engineer:

1) Construct curbs, gutters, sidewalk, paving, street lights and conduit, water mains, fire hydrants and related improvements on Birch Street and Randolph Avenue along and adjacent to the property.

2) Construct an 18-inch pressure water main between State College Boulevard and the MWD Orange County 62 connection.

3) Modify the existing MWD service to the Orange County 62 connection as required by MWD.

4) The developer shall contribute 50 percent of the construction cost, said costs not to exceed $60,000, to meet their obligation for construction costs associated with the development of the storm drain improvements per Condition 5.A of Planning Commission Resolution No. P.C. 49-84, approved September 18, 1984 by City Council Resolution 84-114.

5) Construct sewer improvements to serve the property and connect to the existing private sewer on-site to the east or construct sewers to join the existing public sewer on Randolph Avenue.

6) Prior to the issuance of any grading permits on the site, the developer shall submit a letter of approval for the grading over the MWD easement to the City Engineer.

7) A final grading plan, prepared and signed by a registered civil engineer, shall be submitted to and reviewed by the Engineering Division prior to the issuance of a grading permit.

8) The following shall also be submitted to the Engineering Division for review with the final grading plan:

a) A soils report prepared by a qualified soils engineer.

b) A geological report prepared by a qualified geologist.

c) A hydrology and hydraulic study prepared by a registered civil engineer.

d) Information on construction of all retaining walls and required calculations.

9) Drainage design shall be sufficient to handle a 25-year storm frequency.

r. The applicant shall groom, grade to a level condition, maintain

weed free and provide landscaping on earth berm areas, on all undeveloped property. Undeveloped pads shall be bermed around their perimeters and landscaped as required by the City Planner.

s. The applicant shall construct on-site minimum 10-foot by 10-foot wall panels, to include wall materials, glass materials and mullion materials for review and approval by the City Council for each proposed office building. Applicant shall vary colors of wall materials, glass and mullion material throughout the project site. Such materials and colors shall be consistent with the sample boards submitted with plans.

t. The applicant shall provide a landscaped buffer consisting of 24-inch box specimen trees to be planted 12 feet on center within the 20-foot buffer area between the residential property line wall and the cinema.

u. The applicant shall install intermittently at selected pedestrian and high impact areas within the retail/commercial parking lot area stamped or treated concrete, subject to the review and approval of the City Planner.

v. The applicant shall provide for waterworks or other visually attractive landscape elements within plaza areas, subject to the review and approval of the City Planner.

w. No pedestrian traffic shall be allowed along the north side of the cinema, with the exception of fire exiting provisions, if necessary.

x. The developer shall construct medians on Birch Street, east and west of the new Randolph Avenue, as required by the City Engineer and City's Traffic Engineer as shown schematically on Figure 3.

y. The developer shall reconstruct Randolph Avenue and Birch Street along entire frontage to include full improvements, i.e., sidewalks, street lights, etc., subject to the review and approval of the City Engineer.

z. The proposed storm drain system that serves the properties to the

north of site shall be designed using steel pipe with concrete lining. A lien agreement on the property between the owner and the City shall be entered into and approved by City Council prior to issuance of any building permits for the new development. This agreement will place a lien on the property for any cost incurred by the City for damage or replacement of the storm drain system under the structure. This agreement will also hold the City harmless from any liability to any structures constructed over the storm drain. An easement for the storm drain improvements shall be dedicated to the City for public drainage system and as required by the City Engineer.

aa. All fire services shall be located adjacent to Birch Street and Randolph Avenue street right-of-ways. On private property on-site fire hydrants shall be served through the fire service vault and located as required by the Fire Marshal. All Fire Department connections shall be located within 75 feet of a public fire hydrant.

bb. All domestic water services shall be located in the public right-of-way in accordance with City standards.

cc. The existing City connection designated as O.C.-62 and pressure regulators vault on Birch Street shall be relocated to the east adjacent to the existing MWD Orange County feeder as required by MWDSC and the City Engineer. The existing meter and pressure regulator vaults shall be removed completely after construction of the new facilities. The owner shall dedicate easements to MWDSC and the City of Brea as required by the two agencies.

dd. All on-site sewer improvements shall be privately owned and maintained to the point of connection with existing City sewer improvements. The existing sewer in Randolph Avenue, south of Ash Street, and in Birch Street, west of Randolph Avenue to Poplar Avenue, shall be analyzed based on capacity to flow one-half full on peak discharge including existing flows plus additional

flows caused by the new development. The basis for analysis shall be in accordance with the Orange County Sanitation District criteria and as required by City Engineer.

ee. The developer shall dedicate 20 feet of additional right-of-way to 50 feet north of the center line of Birch Street. The exact alignment of the north right-of-way shall be determined by the City Engineer during final street design. Dedicate an additional 10-foot easement for sidewalk and public utility purposes as determined by the City Engineer.

ff. The developer shall construct an 18-inch water main between terminus of the existing 18-inch pipe and the new pressure regulator station and MWDSC services.

gg. All on-site sewer, storm drain, water or public utilities and easements in conflict with the proposed new building pads, shall be removed and replaced in a new alignment to be approved by the City Engineer and the utility owner.

hh. All on-site drainage shall be collected on-site and discharged into an approved storm drain system. No drainage will be allowed to flow over sidewalks and driveway aprons.

ii. There shall be a minimum of 2 feet of level area between the proposed 7-foot screen walls or public right-of-way at the tops or toes of any slope. A slough wall shall be constructed at the toe of any slope adjace.. to public right-of-way having a gradient steeper than 3:1 (slope). The slope shall have lawn coverage for erosion control.

jj. All drainage along driveways shall be collected and conveyed along concrete lined gutters where pavement slope is less than 2 percent.

kk. A parcel map shall be prepared and recorded on the property to delineate the proposed new parcels.

ll. The Developer shall dedicate an easement to the City of Brea for construction and maintenance of traffic signal equipment at the driveway entrances on Birch to be signalized (opposite Randolph Avenue the Mall Entrance and State College Boulevard). The dimensions and location of the easement shall be determined by the Traffic Engineer in conjunction with the traffic signal design.

mm. The site plan shall be modified to reflect additional landscape treatment to include the elimination of 18 parking stalls on the west side of the entry drive across from the Brea Mall entry and landscape strips for two parking rows in Phase I of the Marketplace to match the existing condition for that parking area.

4. Developer shall pay to City the sum of $256,598.00 by cash or cashier's check as and for Developer's fair share of costs for the public improvements necessary to mitigate environmental impacts allocable to the development of the site and identified in the environmental impact report considered by City's Council in conjunction with said Council's consideration of the Development Agreement. Said sum shall be paid to the City in an amount proportionate to the

building square footage developed during each phase of construction prior to the issuance of building permits for the subject site.

5. To the extent of this Development Agreement differs from the terms and provisions of that Development Agreement approved by Ordinance Nos. 762 and 820 of City's Council, except for parking ratios set forth in subparagraph 2.c. of Ordinance No. 762, the terms and provisions of this Agreement shall control and said Development Agreement approved by said Ordinance Nos. 762 and 820 shall be deemed amended hereby. Other than as so amended, the terms and provisions of said Development Agreements approved by said Ordinance Nos. 762 and 820 shall remain in full force and effect. Notwithstanding the foregoing, to the extent that Developer has heretofore obtained any approval required pursuant to the Development Agreement approved by Ordinance Nos. 762 and 820, Developer shall not be required to obtain any additional approval under this Development Agreement in respect of the matter for which such prior approval was obtained.

6. Except as expressly modified herein, all substantive and procedural requirements and provisions contained in City's Ordinances, Rules and Regulations, including, but not limited to, its Zoning Ordinance, Ordinance No. 425 as amended, Building Code, Electrical Code, Fire Code and Plumbing Code shall apply to the development of the site pursuant to this Development Agreement. Further, any terms or phrases contained herein for which there are definitions provided in City's said Zoning Ordinance shall be deemed to be utilized in accordance with those definitions.

7. In accordance with California Government Code Section 65868.5, a certified copy of this Agreement shall be recorded with the Recorder of Orange County, California, immediately upon this Agreement becoming effective.

8. The parties further agree as follows:

a. Except as expressly set forth in this Agreement, no representations of any kind or character have been made to one another by any of the parties hereto or by any of the parties' agents, representatives, associates or attorneys with respect to each subject to which this Agreement relates.

b. This Agreement contains the entire agreement of the parties with respect to each subject to which it relates.

c. This Agreement can only be amended in writing, which writing must first be executed by all of the parties hereto.

d. No provision of this Agreement may be waived, except in writing, which writing must be executed by all of the parties hereto.

e. The parties hereto each agree that they shall execute and deliver to the other, upon request to do so, any and all documents reasonable and necessary to accomplish or evidence the agreements contained in or contemplated by this Agreement.

f. In the event that any party should default in one or more of its obligations provided in or contemplated by this Agreement, the defaulting party shall pay to the other all expenses incurred in connection with efforts to enforce such obligation including reasonable attorney's fees, whether or not suit be commenced.

g. This Agreement, all other documents and agreements provided in or contemplated hereby, and all rights and obligations arising therefrom shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the effective date of the ordinance approving this Agreement.

CITY OF BREA

Dated: 3-6-90

By _____
Mayor

Dated: 3-6-90

By _____
City Clerk

BREA PLACE ASSOCIATES

Dated: 4-25-90

By _____
Robert F. MacLeod, Jr.

CORPORATE ACKNOWLEDGMENT NO. 202

State of California } SS.
County of Orange }

On this the 6th day of March 1990, before me,

Nancy B. Whitehouse,

the undersigned Notary Public, personally appeared

Carrey J. Nelson and Donna M. Rhine,

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as Mayor and City Clerk on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

OFFICIAL SEAL
NANCY B WHITEHOUSE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires MAR 8, 1991

_____
Notary's Signature

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Amend DA 89-2 concerning present site of BOHS

Number of Pages 35 Date of Document 3-6-90

Signer(s) Other Than Named Above Brea Place Assoc./Robert MacLeod, Jr.

CORPORATE ACKNOWLEDGMENT NO. 202

State of California } ss.
County of Orange }

On this the 25th day of April 19 90, before me,

Nancy B. Whitehouse,

the undersigned Notary Public, personally appeared

Robert F. MacLeod, Jr.,

XX personally known to me

[ ] proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as President or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

OFFICIAL SEAL
NANCY B WHITEHOUSE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires MAR 8, 1991

Nancy B Whitehouse
Notary's Signature

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

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Title or Type of Document Amend DA89-2 concerning present site of BOHS

Number of Pages 35 Date of Document 3-6-90

Signer(s) Other Than Named Above City of Brea/Nelson & Rhine

EXHIBIT "A"

Principal Permitted Uses
(Not requiring a Conditional Use Permit)

Building "N"

Cinema (2,300 seats)

Buildings "F", "G", "J", "O", "P", "Q", "R", "S", "T", "U", and "V"

Apparel
Bakery
Books
Clothing
Clothing Alterations
Computer Stores
Confectioners
Dance Studios
Dry Cleaning
Electronic Goods
Fabric and Material
Financial Institutions
Florists
Food Off-Site Consumption
Food On-Site (See Restaurants)
Gift Shops
Grocery
Health and Beauty Care
Private Health Club
Home Furnishings and Home Improvements
Linens and Domestics
Maternity and Infant Goods
Music Instruction
Office Supplies and Equipment
Optical Goods
Party Supplies
Pet Shops
Pharmacy
Photo Processing
Postal Boxes
Printing
Real Estate
Restaurant - Excepting Building Pad J, the total restaurant square footage shall not exceed an aggregate total of 18,800 square feet of a sit-down restaurant. In addition, outdoor seating for up to approximately 100 diners shall also be permitted within the outdoor walking street and within the cinema courtyard area.
Securities Brokerage
Shoes
Shoe Repair/Leather Goods

Sporting Goods
Telephone Equipment
Toys and Children's Goods
Travel Agencies
Video and Records

In addition, as to Buildings "O" and "F" only, not more than a total aggregate of one-third (1/3) of the square footage of said buildings may be used for commercial/service oriented uses. These service uses shall include professional services (such as, uses by doctors, dentists, and lawyers), financial services (such as, uses by financial institutions, stock brokers, and real estate brokers), neighborhood service business (such as, uses by barbers, beauticians and shoe repairers), and similar uses providing services directly to the public.

Buildings H, I, K, L, and M

- Corporate, administrative and professional offices. Permitted professional office uses shall include medical and dental offices subject to meeting the specified parking requirements.

- Basements to be used for storage, warehousing, computer facilities, cafeterias, and similar mail and supply ancillary uses.

- A private health club.

EXHIBIT "B"

Uses Subject to Conditional Use Permit

- On and Off Site Sale Liquor or Beer and Wine Licenses

- Other permitted and conditionally permitted uses not listed in Exhibit "A" within the CC, Major Shopping Center Zone, as contained in Section 240 of Ordinance No. 425, the City of Brea Zoning Ordinance or any successor provision thereto.

- The ground level of office pads may be used for commercial retail and/or restaurant purposes with a proportionate reduction in the office area square footage subject to the issuance of a Conditional Use Permit as to specific use and parking requirements. Signage and architecture for said uses shall be as approved by the Development Agreement for the office buildings in question.

- Day Care/Child Care Center

- Dinner Theatre

- <u>Anchor Buildings O, R and S</u>

  Marshalls
  Circuit City
  Toys "R" Us
  Payless Drugs
  Sportsmart
  Craftmart

/19a.4

Gibson transportation consulting, inc.

MEMORANDUM

TO: Jennifer Lilley and Star Haro, City of Brea Planning Division

FROM: Eugene Tang, AICP

DATE: February 23, 2017

RE: Review of the
Brea Place Parking Demand Analysis
Brea, California **Ref:** J1523

Gibson Transportation Consulting, Inc. was asked to conduct a review of the updated *Birch & State College MU Development – Parking Demand Analysis* (HWA Parking, February 1, 2017) (the Parking Analysis), which was prepared for the proposed infill development at Brea Place. This memorandum summarizes our review.

BACKGROUND

Brea Place is located on the northeast and northwest corners of the intersection of Birch Street & State College Boulevard, effectively spanning State College Boulevard. The project site is comprised of two land parcels, respectively referred to as the West and East Parcels. Both parcels are bound by the Tracks at Brea Trail to the north, SR 57 to the east, Birch Street to the south, and Brea Marketplace to the west. There are existing sub-parcels within the West and East parcels, due to various ownership arrangements and easement agreements.

Existing office buildings with surrounding parking are located on each Project parcel, with approximately 294,880 square feet (sf) of office space with approximately 1,271 parking spaces on the West Parcel and approximately 202,740 sf of office space with 1,028 parking spaces on the East Parcel.

The Applicant proposes infill development (the Project) on both of the existing parcels, which would consist of the addition of the following land uses:

<u>West Parcel</u>

- Multi-family residential totaling 764 units
  - Building A – 462 units
  - Building B – 285 units

- A total of 16,897 sf of retail space
  - Building A – 12,865 sf
  - Building B – 4,032 sf

- Expand existing parking structure

- A net increase of 1,237 spaces for a total of 2,508 parking spaces

East Parcel

- A 150-room hotel

- A net decrease of 76 spaces for a total of 952 spaces

The total on-site parking supply for the existing and proposed uses is 3,460 spaces.

City staff has indicated that the off-street parking requirement is 3,531 spaces for both the existing and proposed uses, 71 more spaces than proposed. Therefore, a shared parking analysis was prepared and submitted for City review.

REVIEW

The following are our comments on the revised Parking Analysis submitted to the City.

1. The overall analysis methodology used in the Parking Analysis is based on *Shared Parking, 2nd Edition* (Urban Land Institute [ULI] and International Council of Shopping Centers [ICSC], 2005). This methodology includes a parking model framework utilizing base assumptions from the ULI/ICSC developed database. Use of the ULI/ICSC shared parking methodology is accepted as an industry standard practice.

2. While the ULI/ICSC shared parking model was ultimately used for the Parking Analysis, the adjustments and deviations applied to the base assumptions of the parking model are discussed below:

   a. Base Parking Demand Rate – The parking demand rates utilized for the Parking Analysis were derived from the off-street parking requirements for the respective land uses in the Section 20.08.040 of the City Code, which makes no distinction between weekday and weekend parking demand characteristics. The base parking demand rates of the ULI/ICSC database account for differences in weekday/weekend parking demand and are typically used in parking demand analyses; however, it is not uncommon to utilize the parking requirements of the local jurisdiction. In comparison, the ULI/ICSC parking demand rates are lower than the corresponding City off-street parking rates used in the Parking Analysis. The results of the Parking Analysis are potentially more conservative relative to the base weekday and weekend ULI/ICSC parking demand rates and reflect the local conditions.

b. Drive Ratio – The Parking Analysis assumes a 95% drive ratio for the existing office use and an 80% drive ratio for hotel guests; these assumptions are based on proximity to the proposed bus rapid transit (BRT) stops at Birch Street/State College Boulevard, as well as the Brea Mall Transit station. As applied, these assumptions appear reasonable. Additional materials about the transit services in the area were also provided for reference in the Parking Analysis.

c. Captive Market –The report assumes a 90% captive market ratio for the retail uses; this is primarily based on the amount of residential units proposed at the Project. As applied, this assumption appears reasonable.

d. Hourly and Seasonal Patterns – Based on the materials provided in the Parking Analysis, the hourly and seasonal patterns were not modified and consistent with the base ULI/ICSC assumptions.

3. Information was included about the relationship of the Project relative to the Brea Marketplace, adjacent to the West Parcel and the existing Claim Jumper restaurant, located on the East Parcel. As indicated, both adjacent uses are not considered as part of the Project and have not been incorporated into the Parking Analysis.

4. Although the projected parking demands were presented as the combined result of the East and West Parcels, the Applicant has indicated that parking will not be shared between the East and West Parcels; therefore, the parking demand should be projected separately. Review of the Parking Analysis attachments and preparation of a verification model confirmed that the parking demand was projected separately for each parcel:

    a. The peak East Parcel parking demand of 781 spaces is projected to occur at 2:00 PM on a typical day in June. This compares to the proposed parking supply of 952 spaces; a parking surplus of approximately 171 spaces is estimated during this peak.

    b. The peak West Parcel parking demand of 2,429 spaces is projected to occur at 2:00 PM on a typical day in June. Compared to the proposed parking supply of 2,508 spaces, a parking surplus of approximately 79 spaces is estimated.

    c. As presented in Parking Analysis, the total peak parking demand of 3,210 spaces is projected in June and represents the peak combination of parking demand from the East and West Parcels. While this suggests the sharing of parking between those parcels, the Applicant has indicated that parking is not envisioned to be shared between the parcels.

    d. Analyzing the parcels independently, the overall peak demand on the West Parcel is projected to occur at 2:00PM in December with approximately 2,453 spaces. This demand could be satisfied by the proposed parking supply with a surplus of approximately 55 spaces. The peak month of demand for the East Parcel would not change from above.

5. The total peak residential parking demand is projected at 1,381 spaces; as indicated in the Parking Analysis, only 1,327 spaces will be provided in the residential parking

structures. This implies that some residents will be required to park outside of the designated residential parking structures, while remaining on-site. The exhibits and parking management plan indicate that those residents will be directed to the shared on-site parking structure.

6. A parking management framework was provided to identify the appropriate operations during periods with overflow parking, including the management of residential overflow parking (identified in #5 above). Project parking will be monitored and managed on a regular basis; overflow parking will be directed to the appropriate structure/parcel with a parking surplus; a residential parking hang tag system will be implemented when determined to be necessary. This is a commonly utilized technique to minimize the effects of overflow parking.

7. The Project proposes to provide residential parking at a rate lower than required by the Municipal Code (1.78 spaces per dwelling unit versus an rate of aggregate 2.01 spaces per dwelling unit); the Parking Analysis provides evidence of two other residential projects in Brea that provide parking at comparable rates. The results of this Parking Analysis demonstrate the ability of the Project to fully satisfy the parking demands of the individual land uses on-site.

From a technical perspective, the assumptions and methodologies of *Birch & State College MU Development – Parking Demand Analysis* are consistent with standard industry practice; therefore, the findings of the analysis are reasonable.